



Cottonfields

Eagley, BL7 9DQ

Offers around £425,000



Immaculately presented throughout, this impressive four-bedroom end townhouse has been extensively upgraded by the current owners, who have occupied the property since new. Showcasing contemporary design and high-quality finishes throughout, the property offers stylish, ready-to-move-into accommodation.

The standout feature is undoubtedly the superb open-plan kitchen and family room, fitted with a quality German kitchen and flowing through bi-fold doors into a striking garden room. With its vaulted ceiling, extensive glazing, underfloor heating and two sets of French doors, this impressive addition creates a wonderful space for dining, entertaining and relaxing throughout the year.

The accommodation also includes a generous separate lounge, utility room, two-piece cloakroom, four bedrooms, an upgraded en-suite and a stylish family bathroom. Outside, contemporary low-maintenance gardens extend around the rear and side of the property, while a long driveway provides off-road parking for several vehicles to the front.



Luxury & Contemporary Combination

A welcoming entrance hall immediately introduces the home’s clean, contemporary presentation, with Karndean flooring continuing throughout the ground floor and carpeted stairs rising to the first floor.

The separate lounge enjoys plenty of natural light with dual aspect windows to the front and rear aspects.

At the heart of the home is the superb open-plan kitchen and family room, measuring almost 25 feet in length. The quality German kitchen features sleek handleless cabinetry complemented by Corian worktops and matching splashbacks, together with an inset sink and Quooker boiling-water tap.

An impressive central breakfast island provides both additional preparation space and informal seating, incorporating an induction hob with feature lighting and extraction above. Integrated appliances include a NEFF oven, combination microwave oven, fridge, freezer and dishwasher.

The adjoining family area provides ample room for comfortable seating, while wide bi-fold doors open into the garden room to create an excellent sense of space and connection between the principal living areas.

Recently added, the garden room is a particularly impressive feature. Its vaulted ceiling and extensive glazing create a wonderfully light interior, while underfloor heating ensures year-round comfort. Two sets of French doors open onto the surrounding gardens, making this an ideal setting for family dining, entertaining or simply relaxing.

A separate utility room provides further storage and space for laundry appliances, while an upgraded two-piece cloakroom completes the ground-floor accommodation.

Bedrooms & Bathing

The spacious first-floor landing leads to four well-proportioned bedrooms, ensuite and family bathroom.

The principal bedroom is an excellent double room featuring fitted wardrobes and a stylish upgraded three-piece en-suite, incorporating a walk-in shower enclosure, wall-mounted vanity washbasin, concealed-cistern WC, contemporary tiling and heated towel rail.

Bedroom two is another particularly generous double room with fitted storage, while the remaining two bedrooms provide ideal children’s rooms, guest accommodation or space for home working.

Serving the remaining bedrooms is a beautifully upgraded three-piece family bathroom, finished in a contemporary style with a panelled bath and shower above, wall-mounted vanity washbasin, concealed-cistern WC and modern tiling.

Easy to Maintain Modern Gardens

The property occupies an attractive end position with landscaped gardens extending around the rear and side.

Designed with ease of maintenance in mind, the gardens are predominantly paved to provide generous space for outdoor seating, dining and entertaining. A raised composite-decked patio creates a further defined seating area, while established planting and mature screening provide greenery and a good degree of privacy.

French doors from the garden room provide a natural connection between the interior and outside spaces.

To the front is an established garden and a long block-paved driveway providing off-road parking for several vehicles.

Eagley Brook & Beyond.

Cottonfields is a quiet cul-de-sac situated next to Eagley Brook in the lovely, leafy green Eagley valley. Close to the scenic brook, there are scenic strolls literally on your doorstep... Following the brook, you can enjoy the peace of Eagley nature reserve within just a five-minute walk or stroll through Egerton and Bromley Cross up to the West Pennine Moors.

Astley Bridge retail area provides plenty of choice including large supermarkets and independent shops, as does Bromley Cross and Egerton with a more village-like feel, and a good range of schooling to choose from. Bromley Cross train station can be accessed in 10 minutes on foot, and the national motorway network is easily accessible via the A666.

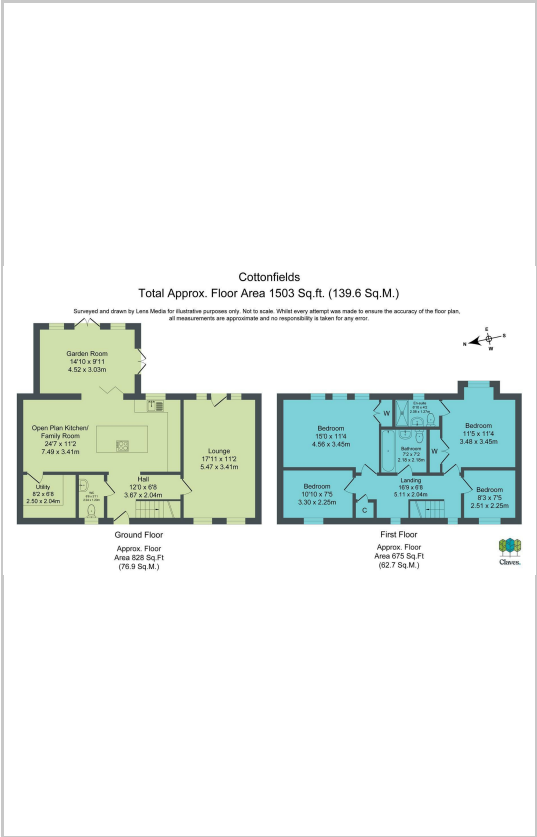
Specifics

Tenure - Freehold
Council Tax Band - E

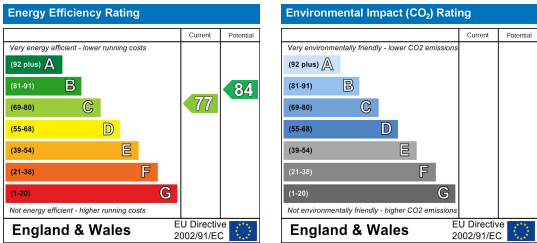
Area Map



Floor Plans



Energy Efficiency Graph



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