



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

60 Dene Bank, Bolton, BL2 3EA

Welcome to 60 Dene Bank...an exceptional, extended 4-bedroom family home set in a desirable cul-de-sac in Bradshaw, Bolton. Within easy access of brilliant local schools and amenities, this home is perfect for growing families looking for the ideal blend of space and comfort, set within a picturesque location.

Key Features:

- Large private driveway for up to 6 cars and garage
- Extended to rear to accommodate a stunning open plan kitchen-dining-lounge: A chef's dream, ideal for entertaining and hosting family gatherings
- Four generous bedrooms: Space for all the family!
- Landscaped gardens: With block-paved patio, lawns and secret woodland garden, this garden is perfect for families!
- Picturesque views to rear

A Closer Look...

As you pull up, you'll be greeted by the large block-paved driveway which can accommodate up to 6 cars with ease, ensuring hassle-free parking for you and your guests.

Step through the glazed composite front door and you'll enter the bright entrance porch with a grey feature tiled floor, setting the tone for the elegance that lies within. Heading through the wooden glazed door, you'll find the spacious open-plan reception room. Currently utilized as a games room, this reception welcomes you with an inviting and open feel. Featuring a UPVC bay window and dark wooden flooring, it's perfect for leisure and relaxation. An open archway leads to a cosy family lounge with a gas feature fireplace and neutral carpet - perfect for those quiet family evenings. Double glazed doors effortlessly connect to the kitchen-dining room, or you can venture back through via the hallway.

Beautiful glass arched double doors lead from the reception room to the hallway, equipped with under-stairs storage. Through a glazed wooden door, you'll discover the impressive open-plan kitchen-dining-living area, an impressive extension at the rear of the house. The kitchen is a chef's dream, boasting high gloss neutral floor tiles, dove grey high gloss kitchen units, quartz worktops, and a large kitchen island with dark wooden worktops. It's fully equipped with double Neff ovens, Neff combi-microwave, warming

drawer, 5-ring induction hob, integrated fridge-freezer, AEG dishwasher, and even a pop-up electrical socket! The feature ceiling with colour-changing LED lights offer ultimate personalisation. Surrounding the kitchen area is a spacious family lounge and dining space, positioned in front of two sets of impressive anthracite grey bi-fold doors that reveal spectacular views of the garden, woodlands, and Bradshaw Cricket Club.

The ground floor layout is perfect for family life and entertaining, with seamless access through each room. A modern downstairs W.C. with fully tiled elevations, vanity basin with drawers, W.C., heated towel rail, and sensor lighting adds convenience. There is also internal access to the large garage with utility space, a sink, and storage units housing the combi-boiler, with an electric roller-shutter garage door.

Up To Bed...

Ascend the beautiful oak and glazed staircase, adorned with plush carpet to arrive on the spacious and bright landing. This level hosts four well-appointed bedrooms and a family bathroom.

The master bedroom is a spacious king-size retreat, featuring in-built furniture including wardrobes, drawers, and a dressing table. Double aspect windows fill the room with natural light and offer leafy views to both the front and rear of the property. An en-suite shower room with fully tiled elevations, an enclosed shower, W.C., pedestal sink, and heated towel rail provides a touch of luxury. Plus, there's potential to create a balcony area from this master bedroom (subject to planning permission), making it the perfect sanctuary!

Bedroom two is a generous double size, complete with fitted wardrobes, drawers, and a dressing table. It boasts stunning views to the rear of the property.

Bedroom three is also a spacious double room, equipped with fitted furniture and a large bay window to the front of the property.

Bedroom four, currently used as a home office, is a generously sized single bedroom with fitted furniture that can easily function as office space or a comfortable bedroom. Access to the loft is available via a hatch. The family bathroom is a luxurious 4-piece spa bathroom, featuring fully tiled elevations in warm neutral tones and a large window for natural lighting. It includes a separate shower enclosure, W.C., pedestal sink, and a deep "Airbath" Whirlpool bathtub for a relaxing spa experience.

Outdoor Oasis...

Step through the bi-fold doors to a raised block-paved patio, creating an ideal setting for al-fresco dining during the warmer months. From here, you'll enjoy a breath-taking view over the beautifully manicured garden, surrounded by mature woodlands and a glimpse of Bradshaw Cricket Club.

As you descend into the garden, follow the path through well-tended lawns lined with flowerbeds to reach the wooden decking at the bottom of the garden – a perfect sun-trap for family BBQs. And don't forget to explore your secret woodland garden through the gate at the end of the path – a delightful and unexpected surprise!

£0.00



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- Stunning 4 Bed Detached Family Home
- Impressively Extended to Rear
- Stunning Modern Kitchen-Dining Room
- Downstairs WC
- Four Generous Bedrooms
- Beautiful Views To Rear
- Landscaped Gardens
- Large Driveway

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Front Elevation



Entrance Porch



Reception Room





Lounge



Kitchen



Kitchen Additional Pictures



Lounge Area



Breakfast Bar/Family Lounge Area

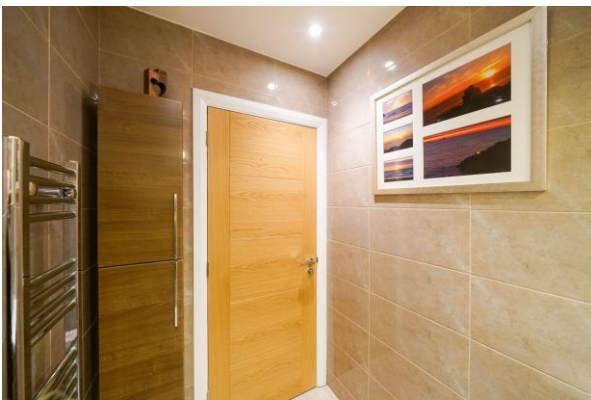




Dining Area



Downstairs WC



Stairs & Landing





Master Bedroom



Master En-suite



Bedroom 2



Bedroom 3



Bedroom 4/Home Office



Family Bathroom





Garden - Patio Area



Garden



Garden - Additional Pictures



Secret Woodland Garden



Additional External Elevations



Agents Notes

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