



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 _____

7 Lower Mead, Egerton, Bolton, BL7 9EX

Nestled within a quiet cul-de-sac in Egerton, this charming four-bedroom, semi-detached family home exudes warmth and charm. Its inviting interior boasts a spacious family lounge, a versatile playroom, and a stunning kitchen-dining-living space. Upstairs, four bedrooms and a family bathroom provide plenty of space for a growing family, while the expansive garden, featuring raised patio areas and a lush lawn, beckons for family gatherings and relaxation. This well-designed home encapsulates modern family living within a picturesque setting.

A Closer Look...

As you approach, the property presents striking curb appeal, thanks to its large block paved driveway with meticulously maintained mature planting, setting the tone for the warmth and character within. Stepping through the front door, you are welcomed into a spacious and bright porch featuring a tastefully tiled floor and a glazed wooden door that leads seamlessly into the inviting hallway. To the right, discover the family lounge. A feature gas fireplace with a stone surround becomes the focal point of the room, radiating both warmth and sophistication. The plush grey carpet underfoot complements the overall aesthetic, while double aspect windows invite an abundance of natural light, offering delightful views of both the front and rear garden landscapes.

Opposite the lounge, through an open archway, awaits the second reception room—a versatile space currently utilized as a children's playroom. Bathed in light from a generously sized window, this room exudes a cheerful ambiance, making it an ideal space for family activities or formal dining. The thoughtful layout of this home ensures a seamless flow between its inviting spaces, creating an environment that effortlessly caters to the needs of modern family living.

To the rear of the property, you'll find the impressive heart of this home—a sprawling kitchen-dining-living room designed to fully cater to family life. The kitchen area boasts a tasteful combination of high gloss cream units and wooden butcher-block worktops, exuding a contemporary yet homely feel. A breakfast bar adds a touch of casual elegance, inviting gatherings and conversations while accommodating large family meals. Equipped to meet the demands of modern living, the kitchen features integrated appliances including a Neff dishwasher, fridge, oven, grill, 5-ring gas hob with an accompanying extractor hood, and a stainless-steel double sink—all seamlessly incorporated into the sleek design. The Karndean wooden floor

throughout is complemented by kickboard spotlights, enhancing both functionality and aesthetics. Adjacent to the kitchen, a practical utility room extends the functionality of this space, offering abundant storage for household essentials. With cupboard units, a stainless-steel sink and plumbing for an American fridge freezer, washing machine and tumble dryer. Additionally, internal access to the garage provides added ease and utility.

Completing the ground floor, a thoughtfully placed downstairs W.C., with neutral-toned tiled elevations adds a touch of practicality and convenience to this already well-appointed living space. This home effortlessly combines functionality, style, and comfort, setting the stage for modern family living at its finest.

Up to Bed...

As you climb the stairs to bed, you are greeted by the inviting landing, bathed in natural light streaming through a sizable window, guiding you to the sanctuary of four bedrooms and the family bathroom. From here, a loft hatch provides access to extra storage.

The master bedroom exudes tranquillity, providing a peaceful retreat for your nighttime rituals. The generous double size is complemented by a striking vaulted ceiling feature above the window. An attached en-suite offers luxury and convenience, featuring a spacious walk-in shower with a rainfall showerhead, a wash basin, W.C., and a heated towel rail. Adjacent to the en-suite, a walk-in wardrobe ensures ample space for organizing clothing and accessories, allowing the bedroom to remain neat and orderly—a perfect blend of comfort and functionality.

Bedroom two, a well-proportioned double, boasts fitted wardrobes and benefits from a large window offering views over the picturesque countryside, creating a serene setting for restful nights.

The third bedroom, a generous single size, with an alcove that provides an ideal space for a young teen to tailor to their personal hobbies, possibly a gaming zone or drawing space!

Bedroom four, another comfortable single size, offers views to the rear overlooking the garden and distant hills, creating a peaceful atmosphere.

Completing this floor, the family bathroom presents a spacious and bright ambiance, featuring a large bath, pedestal sink, W.C., a heated towel rail, and fully tiled elevations in neutral tones along three walls. This thoughtfully designed space ensures comfort and functionality for the entire family, catering to both relaxation and practical needs with effortless ease.

Outside...

Step outside through the patio doors in the dining area to be greeted by a fantastic garden. This wonderfully large outdoor space has been thoughtfully designed to cater to every aspect of family living. The garden boasts a raised patio area, providing the perfect setting for delightful al-fresco dining during the warm summer months. Just a few steps down, another patio area awaits, inviting you to unwind and enjoy drinks while soaking in the peaceful evening while the children play. The design emphasizes both entertainment and relaxation, ensuring memorable moments for family and friends.

A substantial lawned area takes centre stage, offering an ideal playground for children to play and enjoy activities, all within the comfort and safety of your own private retreat. Surrounded by walled flower beds and mature hedging, the garden ensures a sense of seclusion and tranquillity.

Adding to the functionality, a large, flagged pathway skirts around the side of the house, providing convenient access and complementing the aesthetics of the garden. This pathway also offers pedestrian access to the front via a set of secure wooden gates, enhancing both privacy and practicality.

Out And About...

Situated in a quiet cul-de-sac in Egerton Village, an extremely popular location and it's easy to see why! With stunning countryside and fabulous walks, in addition to all of the activities in the village. Egerton Park is in the centre which hosts an array of activities, with Egerton and Walmsley Primary Schools close by. The village even has its own cricket green as well as pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

7 Lower Mead, Egerton, Bolton, BL7 9EX

£410,000

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- Charming 4 Bedroom Semi-Detached Home
- Perfect for Growing Families
- Two Reception Rooms
- Large Kitchen-Dining Room
- Downstairs WC
- Master Bedroom with En-suite & Walk-in Wardrobe
- Beautiful Landscaped Garden
- Large Driveway & Garage

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stainless-steel double sink—all seamlessly incorporated into the sleek design. The Karndean wooden floor throughout is complemented by kickboard spotlights, enhancing both functionality and aesthetics. Adjacent to the kitchen, a practical utility room extends the functionality of this space, offering abundant storage for household essentials. With cupboard units, a stainless-steel sink and plumbing for an American fridge freezer, washing machine and tumble dryer. Additionally, internal access to the garage provides added ease and utility.

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Front Elevation



Family Lounge



Second Reception



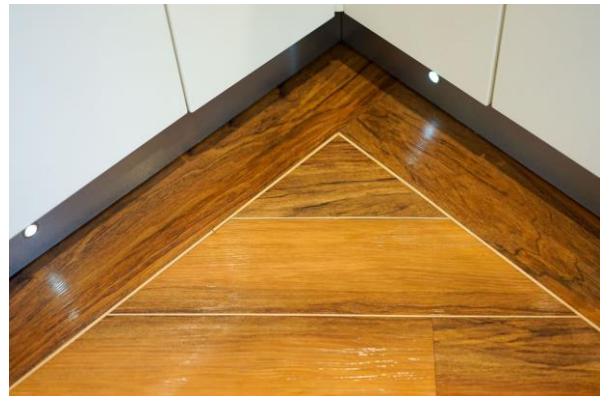
Dining Area



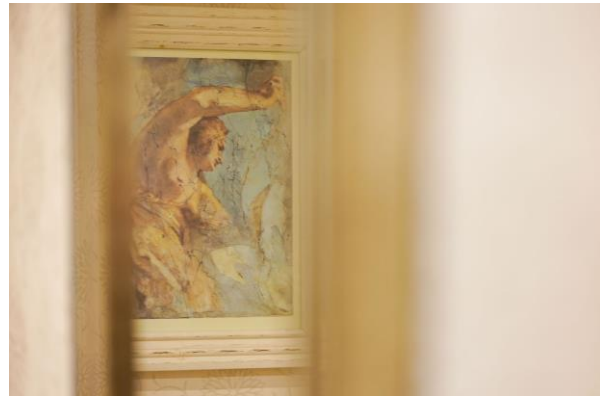
Kitchen



Kitchen Additional Pictures



Downstairs WC



Landing



Master Bedroom





Master En-suite



Bedroom 2



Bedroom 3



Bedroom 4



Family Bathroom



Garden





External Elevations



Agents Notes

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