



246

**BRADSHAW
MEADOWS**

Bradshaw



Nestled in a quiet cul-de-sac this individually designed and sprawling detached family sanctuary stands as a testament to harmonious living and functional elegance.

Spanning 3100 square feet, this home features five unusually large double bedrooms and three reception rooms, in addition to a conservatory, offering ample space for family living and entertaining. The rear of the property is embraced by the beauty of nature, with lush woodlands providing a tranquil backdrop.

Situated on a generous corner plot, a spacious resin driveway accommodates parking for four plus cars, complemented by a double integral garage for added convenience.



IN SEARCH OF A
SPACIOUS PEACEFUL
DETACHED FAMILY HOME
IN BRADSHAW?



Step into the hallway of Number 246, through the distinctive double-sided door. Its exterior adorned in a soothing shade of sage green while its interior gleams in pristine white, perfectly harmonising with the serene ambiance of the décor. Sunlight streams in through the frosted panel windows flanking the entrance, casting a soft glow across the hallway, further enhanced by the airy openness of the gallery landing above.

As you cross the hallway, your steps are cushioned by the inviting oak veneer flooring, seamlessly transitioning into the expansive open-plan living and dining area. Here, the warm tones of the oak laminate flooring beautifully complement the timber finish of the doors, creating a cohesive and inviting atmosphere throughout the space.





PHILIP
KERR





The generously proportioned dining area enjoys a prime location, offering picturesque views of the lush woodland and the expansive rear garden, while conveniently adjacent to the kitchen, making it an ideal setting for hosting gatherings and entertaining guests.

A gentle descent and a transition to plush carpeting delineate the living room, where a cosy arrangement of furniture surrounds a charming woodburning stove set on a stone hearth, creating a welcoming focal point.

Opening from the living room, elegant French patio doors with glazed side panels lead into a bright and airy conservatory. With its three walls of glass and additional patio doors providing access to the garden, the conservatory serves as a tranquil retreat, perfect for indulging in leisurely activities like reading while basking in the serene garden vistas.

S O C I A L S A N C T U A R Y





Adjacent to the living room, a second reception area awaits. Bathed in natural light from windows on three sides, this inviting space boasts the warmth of an electric fireplace and a striking yellow leaf-patterned wall covering.







Adjacent to the dining area, the breakfast kitchen beckons with its inviting oak shaker-style wall and base units, tastefully topped with a sleek dark laminate worktop for a striking contrast. Within these cabinets lies a seamless integration of modern conveniences, including an electric oven, grill, and microwave, a 4-ring gas hob with a concealed extractor hood nestled in the corner, and a built-in dishwasher. Ample space is reserved for a freestanding American-style fridge/freezer, ensuring all culinary needs are met.

Strategically positioned by the expansive window overlooking the garden, the dual sink and tap setup offers both functionality and a picturesque view. The central space in the kitchen offers plenty of room for a breakfast table, creating a cosy spot for casual dining and morning gatherings.



Complementing the elegant cabinetry, Karndean flooring flows throughout the space, adding a touch of sophistication while providing easy maintenance. Recessed spotlighting overhead ensures ample illumination for culinary endeavours and enhances the overall ambiance of the room.

Adjacent to the kitchen, a utility room stands ready to provide additional storage solutions, boasting ample cupboard space, a stainless steel sink and drainer, and plumbing provisions for a washing machine. A convenient door leads to the garden, while another door leads directly to the double integral garage, adding practicality to the layout of the home.

Towards the front of the home lies another inviting retreat, offering versatility as a cosy sitting room or a tranquil study. Adorned in neutral tones, with a pale blue floral wall covering as its centrepiece, this room offers serene views of the front garden and its magnificent magnolia tree through the expansive front window. Additionally, a full-length window provides glimpses of the side garden, infusing the room with natural light and a sense of connection to the outdoors.

With ample space and a layout conducive to productivity, this home effortlessly accommodates the needs of multiple occupants, making it an ideal setting for remote work or study.

Adjacent to the hallway, a convenient cloakroom awaits, ready to accommodate guests with modern amenities. This tastefully designed space features a contemporary WC and a wall-hung washbasin, adding functionality while maintaining a sleek aesthetic. Dark grey floor tiles provide a striking contrast against the neutral wall tiling, which extends to dado height and is elegantly finished with a stone mosaic band, adding a touch of sophistication to the room's décor.





Returning to the hallway, embark on an ascent up the elegantly crafted L-shaped open-tread staircase, featuring white spindles and a beautifully stained timber handrail. The staircase leads to a remarkably spacious landing, bathed in natural light streaming through a generous window that offers views of the front elevation.

Upon reaching this expansive landing, you are greeted by the anticipation of discovering the home's five double bedrooms, each promising comfort and tranquillity.



MASTER SUITE

Tucked away in the rear corner of the house, the sprawling primary bedroom reveals itself, boasting a captivating panorama through its generous window, showcasing the lush garden and the adjacent woodland in all their natural splendour. Along one wall, fitted wardrobes seamlessly integrate with matching bedside cabinets and drawers, providing ample storage space while maintaining a cohesive aesthetic.

In the ensuite, luxury meets functionality with a vanity sink and WC adorned by convenient cupboards offering both storage and elegance. A panelled bath and a separate shower enclosure, complete with a sleek glazed screen, provide options for relaxation or rejuvenation. White wall tiling is complemented by a distinguished dado height band, alongside cream-coloured tiled flooring. Every detail is carefully designed for comfort and convenience in this indulgent oasis, including the addition of a heated towel rail.





To the front of the house lies bedroom two, a space that seamlessly combines practicality with style. Equipped with sleek sliding door wardrobes this room exemplifies both storage efficiency and bespoke craftsmanship. The ambiance is enhanced by feature spotlighting illuminating the wardrobes and matching shelves, while a dressing table and bedside cabinets complete the ensemble, adding both functionality and aesthetic appeal.

The third double bedroom enjoys windows on two sides, maximizing views of the expansive corner plot and woodland scenery. Ample storage is provided by fitted wardrobes on one side, leaving plenty of space for a complete set of bedroom furniture.





Bedroom four boasts windows on three sides, providing ample natural light. Complete with fitted wardrobes, shelves, a dressing table, and matching bedside cabinets, this room offers abundant storage solutions. Adding a touch of personality, a striking palm wallcovering adorns one wall behind the bed, enhancing the room's aesthetic appeal.

On the other hand, bedroom five, currently configured as a twin room, offers generous space for a king-size bed and a full set of furniture. Like every room in the house, it is neutrally decorated, impeccably maintained, and ready for immediate occupancy, inviting you to infuse it with your unique style and preferences.





Adjacent to the bedrooms, a welcoming five-piece bathroom awaits. This spacious area features dual vanity sinks complemented by a fitted mirror above, offering convenience and functionality for multiple users. Additionally, the bathroom is equipped with a WC, bidet, bath, and a separate corner shower enclosure, providing options for both relaxation and rejuvenation.

Completing the ensemble are storage cupboards, ensuring a clutter-free environment and ample space for essentials. The aesthetic appeal of the space is enhanced by the combination of Karndean timber effect flooring and cream and pale blue wall tiling, creating a serene and refreshing atmosphere.





STEP OUTSIDE

At the back of the home lies a hidden gem, a sprawling lawn that gracefully wraps around the entirety of the vast corner plot. Privately nestled adjacent to serene woodland, this garden oasis offers unparalleled tranquillity and seclusion.

Complementing the lush greenery, a sizable resin patio winds around the perimeter, delineating distinct spaces for outdoor seating, dining, and leisure. This south-west facing versatile setup provides the perfect backdrop for entertaining guests, hosting summer barbecues, and creating cherished memories with loved ones.





Moreover, this outdoor haven serves as an ideal playground for children and pets alike. Whether basking in the warmth of the sun or enjoying the cool shade of the surrounding trees, this backyard retreat promises endless opportunities for relaxation and enjoyment throughout the seasons.





OUT & ABOUT



Positioned in an idyllic location perfect for families, Number 246 boasts a charming setting amidst a host of amenities and natural attractions. Situated just a stone's throw away from Bradshaw Hall Fisheries, the Kingfisher Trail, Bradshaw Tennis and Cricket Club, and Jumbles Country Park, residents can indulge in a myriad of outdoor activities and leisure pursuits right on their doorstep.

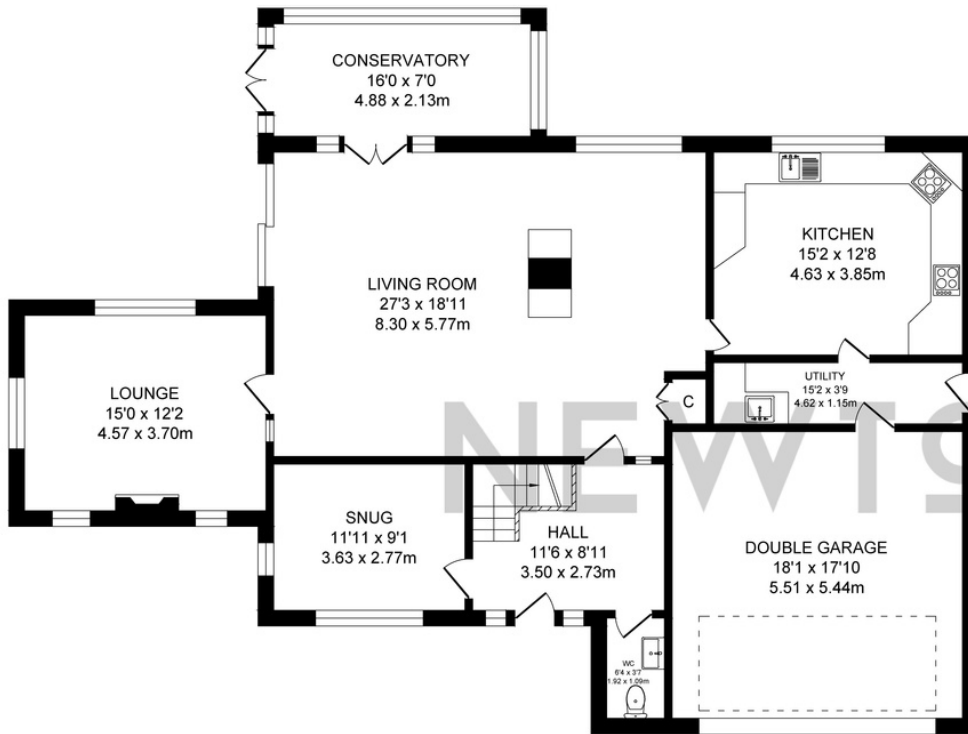
Embark on leisurely strolls along the picturesque walking trails that wind around the tranquil reservoirs, immersing yourself in the beauty of the natural surroundings while keeping a keen eye out for the diverse wildlife that calls this area home.

Indulge in delightful family dining experiences at local pubs and eateries such as Bill and Co Harwood and the Pack Horse at Affetside, each offering a unique culinary experience to savour. For a change of pace, consider exploring the new Porters Wine and Café Bar or the Nook and Cranny pub.

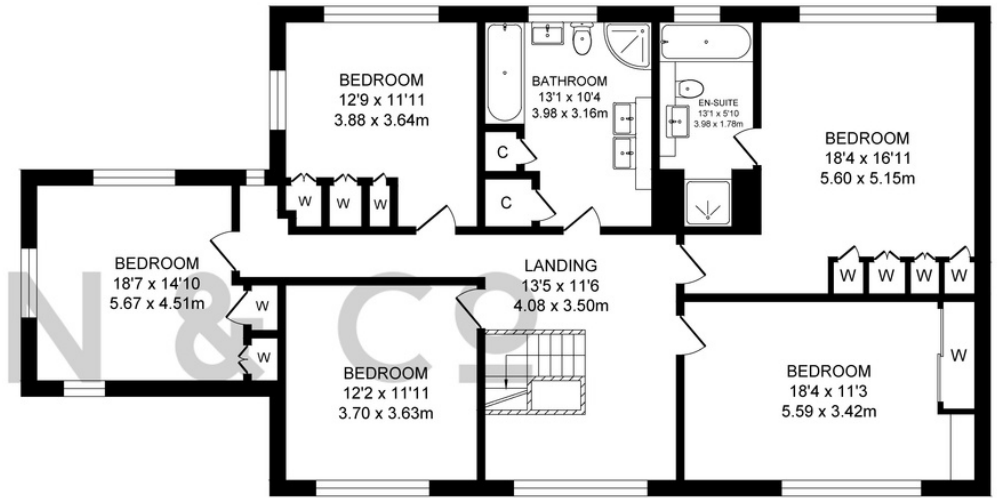
Convenience is at your fingertips, with nearby, branch of Morrisons plus numerous small shops and services. Both Bolton and Bury town centres just a brief ten-minute drive away. Families are spoilt for choice when it comes to education, with a selection of reputable schools in close proximity, including Canon Slade or Turton High Schools, or St Maxentius School, and Hardy Mill Primary Schools.

Number 246 Bradshaw Meadows epitomises tranquillity, elegance, and warmth, offering an inviting home that caters to the needs of both couples and families alike. It's the epitome of family living, promising a lifestyle characterised by comfort, convenience, and community spirit.

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 156.7 SQ.M
(1687 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 131.0 SQ.M
(1410 SQ.FT.)

TOTAL APPROX. FLOOR AREA 287.7 SQ.M. (3097 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

KEY FEATURES:

- Exclusive Detached Family Home
- Quiet Coveted Cul-De-Sac Location
- Five Large Double Bedrooms (One Ensuite)
- Spacious Open Plan Living/ Diner
- Three Reception Rooms Plus Conservatory
- Breakfast Kitchen Plus Utility
- Five-Piece Bathroom Plus Downstairs WC
- Large Landscaped Corner Plot With Woodland Backdrop
- Large South-West Facing Garden
- Driveway For Four Plus Cars & Double Integral Garage
- Walking Distance To Train Station
- Approx.; 3100sq. ft
- Tenure: Freehold
- EPC Rated: TBC
- Council Tax: E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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