



**PITCOMBE CLOSE**

# 6 PITCOMBE CLOSE

BL1 7PQ

Price: TBC

Freehold

**SEMI DETACHED FAMILY HOME |  
FABULOUS WOODLAND BACKDROP |  
QUIET CUL-DE-SAC LOCATION | THREE  
BEDROOMS | MODERN BATHROOM |  
MASTER BEDROOM WITH ENSUITE |  
DRIVEWAY PARKING | LOW MAINTENANCE  
REAR GARDEN | NO CHAIN | FREEHOLD**

**Looking for a modern three-bedroom  
family home in between Sharples and  
Belmont?**

Just off Templecombe Drive, discover this semi-detached home situated in a peaceful cul-de-sac on Pitcombe Close.

Boasting a quiet, picturesque location and backing onto woodland, it is perfect for those that enjoy being surrounded by natural beauty and tranquillity.

Park up in front of the property on the tarmac driveway, where there is plenty space for two cars.

Step through the front door into the entrance hallway and head right, into the living room.

Decorated in white a feature period blue wall provides a warming backdrop to centre furniture around. A double glazed front window looks out over the front garden.



Spanning the width of the home, a modern white gloss kitchen is arranged in a U-shape featuring space for a freestanding oven with stainless steel extractor above, along with space for a freestanding fridge/ freezer and plumbing for a washing machine. A grey worktop incorporates a stainless steel sink and drainer with a mixture of grey coloured splashback tiling providing a striking contrast. To the opposite side the dining area sits by the window looking out over the side elevation. A UPVC door leads out onto the rear garden.

Returning to the hallway take the staircase up to the first floor, to discover three bedrooms.

Looking out over the front is the main bedroom with an ensuite shower room.

Next door, discover the second double bedroom, looking out over the woodland backdrop to the rear.

The third bedroom, a single, looks out over the front aspect.

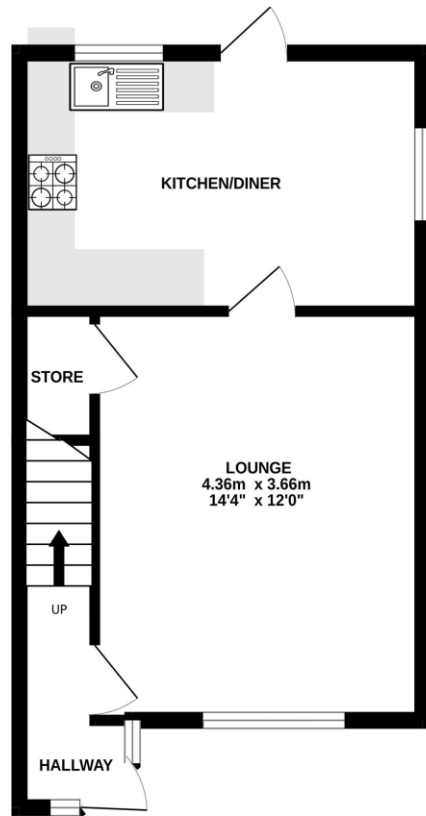
Serving the bedrooms, a modern three-piece bathroom comes complete with white gloss vanity sink & WC unit and panelled bath with shower above and glazed screen. White and grey panelled walls team with the flooring for a fresh contemporary look with recessed spotlights and heated towel rail finishing the space.

### Step Outside:

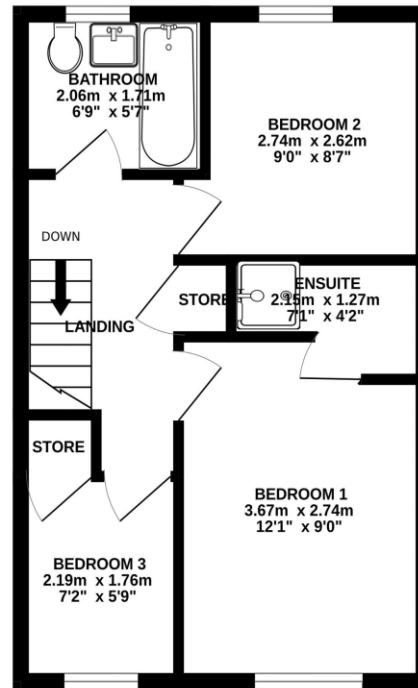
Step out of the kitchen door into a low maintenance rear garden that offers a fantastic private outlook. Surrounded by lush woodland views, the garden provides the perfect spot for any occasion, making it a desirable haven for family gatherings or romantic evenings. Furthermore, the proximity to the woodland allows you to bring nature closer to your home and experience the beauty of the outdoors without leaving the comfort of your garden.



GROUND FLOOR  
33.0 sq.m. (356 sq.ft.) approx.



1ST FLOOR  
32.0 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA: 65.1 sq.m. (700 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Out & About:

The property is positioned in a semi-rural location between Bolton and Belmont on the fringe of local countryside making it ideally placed for immediate access to excellent local walks and outdoor activities including horse riding and cycling activities. Well regarded local schools, daily amenities, major transport links, such as the M61 motorway network along with local bus routes are located within close proximity.

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