

BROADHEAD

R O A D





Explore a truly exceptional family home situated in the heart of Edgworth village—a meticulously appointed and carefully designed semi that captures the spirit of contemporary living.

Positioned on an impressive and sought-after plot, set back from the road, Number 37 Broadhead Road boasts an additional advantage of unparalleled privacy at the rear, providing breath taking panoramic views of the nearby countryside.

Distinguished by a substantial rear extension and spanning three floors, this residence is adorned with a harmonious fusion of modern, neutral, and sophisticated décor.

Step through the inviting porch to encounter a warm and welcoming hallway. On one side, a utility space and Guest WC have been thoughtfully incorporated for practicality and convenience.



The ground floor reveals an expansive lounge area that was formerly divided into two separate rooms but has now been cleverly reimagined into a unified and spacious setting. Abundant natural light floods the space, courtesy of a generously sized bay window overlooking the front garden. The furniture is strategically arranged around a woodburner stove, nestled beneath a distinctive oak mantle, creating a cosy focal point within the room. The aesthetic is characterized by chic grey walls and complementing grey carpeting, enhancing the overall contemporary and inviting atmosphere of this well-designed living space.





The extended kitchen/dining area at the rear takes centre stage with its captivating design, seamlessly blending dining, living, and seating spaces beneath a vaulted ceiling complemented by Velux windows.

White timber shaker-style cupboards and base units line the walls, topped with a timber worktop that gracefully extends to form a breakfast bar, providing seating for three stools to evoke a traditional country feel.

Functionality meets aesthetics with integrated features such as a dishwasher, space for a freestanding Smeg oven with a fitted extractor above, and a tall fridge/freezer neatly incorporated into the design.

Strategically placed by the rear window, the ceramic sink offers a picturesque view of the flourishing, well-maintained rear garden.





Gather around the dining table for a family meal or step through the generously sized patio doors for convenient access to the garden, seamlessly connecting indoor and outdoor living.

Adjacent to the dining area, a cosy sitting room beckons with a bay window to the side aspect. This versatile space serves as a multi-functional area, suitable for use as a separate dining room, reading nook, playroom, or even a home office.



Ascending the stairs to the first floor reveals three of the four bedrooms. At the forefront of the layout, bedroom one greets you with neutral décor, providing a versatile canvas for personalisation. This spacious room allows ample room for a complete set of furniture, harmoniously arranged around a comfortable double bed, ensuring a cosy and inviting atmosphere.



Meanwhile, at the rear of the first floor, a second double bedroom awaits, offering a spectacular panorama of the surrounding countryside. This bedroom is thoughtfully designed with built-in wardrobes and shelving, offering not just a retreat but a functional and stylish space.



The third bedroom has been thoughtfully repurposed as a charming nursery, adorned with a delightful woodland wall mural that beautifully complements the soothing ambiance of soft grey walls.



Continuing the tour of the first floor, a well-appointed family bathroom awaits, offering a harmonious blend of functionality and style. The bathroom is equipped with a WC, a classic panelled bath, and a pedestal wash basin along with a double shower enclosure, featuring a glazed screen and built-in tiled seating. Pristine white walls create an airy atmosphere with feature travertine-style splashback wall tiling around the sink and bath adding an element of sophistication, elevating the overall design.





Ascend to the second floor, where you'll discover an additional double bedroom that elevates the living experience with its breath-taking views. This room, exudes a sense of space and comfort with a full expanse of built-in wardrobes adorning one side, seamlessly complemented by a matching dressing table.



Adjacent, another bathroom suite awaits, including a WC, a bath with a shower above and a contemporary wash basin.



An Idyllic Setting...

Number 37 is continuously embraced by the allure of nature at its very doorstep. Stepping outside unveils an expansive south-west facing plot that offers a constant connection to the natural surroundings.

The rear of the home transforms into a private sanctuary, providing breath-taking panoramic views of the encompassing countryside and seamlessly blending with the adjacent farmland.

The extensive garden, basking in sunlight during the warmer months, becomes an idyllic setting for outdoor gatherings and summer barbecues. Three distinct patio areas enhance the outdoor experience: one situated outside the kitchen, adorned with a timber pergola; a paved patio in the middle; and further down, a lengthy lawn perfect for pets and children. The final touch is a gravelled patio at the end, adjacent to the charming drystone wall.

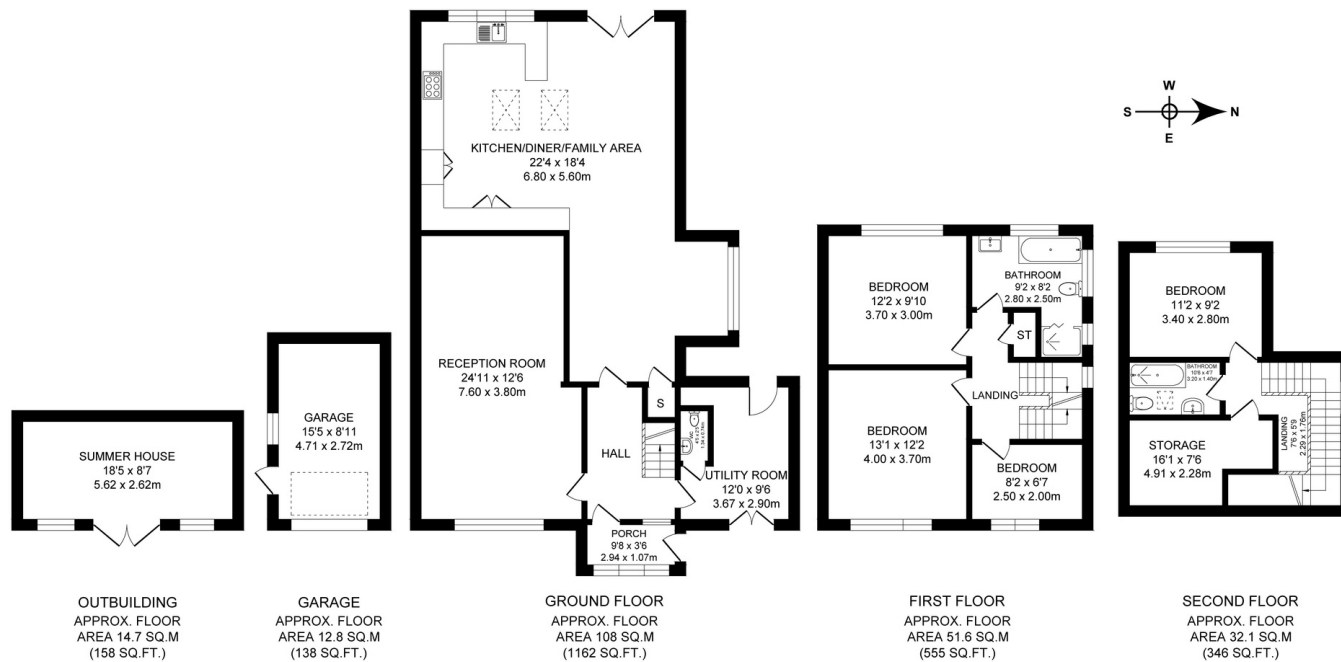




This garden achieves the perfect equilibrium between patio spaces, lush lawn, well-designed pathways, and vibrant borders. It is meticulously crafted to provide not only visual delight but also a sensory haven for unparalleled enjoyment.

To further enhance the property's versatility, a log cabin equipped with power stands ready, suitable for a myriad of purposes, adding an extra layer of functionality and charm to this already remarkable home.





TOTAL APPROX. FLOOR AREA 219.2 SQ.M. (2359 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.

OUT & ABOUT:

Embark on a leisurely stroll through the charming village of Edgworth. When it comes to dining and entertainment, Giuseppe's, a family-friendly eatery renowned for its welcoming atmosphere, serves a delightful mix of Italian and Mediterranean cuisine. Don't miss the chance to visit the local pubs, White Horse and Black Bull, for a more traditional experience. If you're seeking a broader array of dining options, Ramsbottom, just a ten-minute drive away, boasts numerous restaurants and bars.

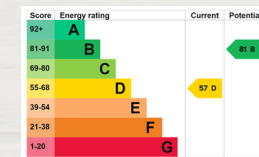
Edgworth ensures a family-friendly environment with amenities such as a cricket club adjacent to the park and the well-known ice cream shop, Holden's & Co, in close proximity. Edgworth Primary School has earned an excellent reputation, recently receiving a 'Good' rating from Ofsted. Nearby secondary schools, Turton School and Canon Slade, both rated 'Good', are easily accessible, with the latter only a brief bus ride away.

Within Edgworth, essential services are conveniently provided by local businesses, including a post office ready to receive deliveries on your behalf. Enjoy the convenience of shops, two cafes, a butcher, a hairdresser, and a beautician—all within walking distance. Explore scenic walks around Wayoh and Entwistle reservoirs or head to the village park for a casual meet-up with friends. Commuters will find easy access to the M65 in just 15 minutes, and the bustling towns of Bolton and Bury are a mere 20-minute drive away.

FOR A TRANQUIL
COUNTRY LIVING
EXPERIENCE WITH
SEAMLESS ACCESS
TO URBAN
CONVENIENCES,
NUMBER 37
BROADHEAD ROAD
BECKONS YOU—IT'S
READY AND WAITING
TO WELCOME YOU
HOME.

FINER DETAILS:

- Spaciously Extended Semi-Detached Family Residence
- Spectacular Countryside Views
- Four Bedrooms Across Three Floors
- Two Contemporary Bathrooms Plus Ground Floor WC
- Spacious Living Room Featuring a Woodburner Stove
- Remarkable Rear Kitchen/Living/Dining Space
- Convenient Separate Utility Room
- Driveway Accommodating Two Vehicles
- Generously Sized & Well-Established Enclosed Gardens
- Unobstructed Views From the Rear Garden
- Adjacent to Farmland
- Highly Regarded Local Schools
- Central Village Location
- Tenure: Freehold
- Council Tax Band: D
- EPC Rated: D





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