

62

# WOODSTOCK DRIVE

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50







**Welcome to this modern semi-detached residence, strategically nestled against a backdrop of lush woodlands on the serene and sought-after Woodstock Drive in Smithills.**

This family-oriented home occupies a coveted corner plot, presenting an idyllic fusion of contemporary living and the serenity bestowed by its natural surroundings.

Upon crossing the threshold through the sleek black composite front door, you are welcomed into a home where thoughtful design prevails.

The hallway, adorned in a soothing neutral palette and modern décor, sets the stage for the entire residence. Below and beside the stairs, glossy walnut cupboards have been seamlessly incorporated, providing a practical solution for coats and shoes. To the right, a convenient guest WC awaits, featuring a WC and a stylish vanity wash basin for the comfort of your guests.





## WARM & COSY

From the hallway, high quality Karndean flooring, accented with a distinctive border, extends seamlessly into a thoughtfully designed living room.

Windows, offering views of both the front and side gardens, flood the room with natural light, establishing an atmosphere that is both warm and welcoming.

During chilly winter evenings, unwind on the sofa with a cup of hot chocolate, enveloped in the cosy ambiance generated by the gas fire neatly nestled into the corner of the room.









# GOURMET DELIGHTS

Follow your nose through the partially glazed double doors to the rear into a contemporary open plan kitchen diner.

The kitchen boasts sleek matte grey cabinetry offering ample storage, complemented by contrasting darker grey laminate worksurfaces.

A distinctive timber breakfast bar, illuminated by two pendant light points, adds a touch of warmth to the space.

Integrated seamlessly within the units, this impeccably designed culinary haven features two fan-assisted Neff ovens, a 5-ring electric induction hob with a concealed extractor, a generously sized full-height fridge, an under-counter freezer, a dishwasher, and plumbing for a washing machine.

Positioned to overlook the rear garden, a stainless steel 'Blanco' sink completes the practical and stylish setup.











## ENTERTAINING HAVEN

Adjacent to the built-in bar cabinets in the dining area, double doors entice you to step into the side and rear gardens, seamlessly expanding the living space into the outdoors.











## BEDROOM BLISS

Returning to the entrance hallway, make your way up the painted spindled staircase to the first-floor landing where you will find three bedrooms.

At the head of the stairs discover the main bedroom, which enjoys the scenic backdrop of woodland views at the rear. The room is neutrally decorated, providing a serene ambiance.















## LUXURY ENSUITE

Peek through to the en suite shower room, where you'll find a Villeroy & Boch sink perched upon a Geberit vanity cabinet, adorned with feature lighting below. The shower area features Versital marble-effect grout-free luxury wall panelling, complemented by a Hans Grohe shower. Adding a touch of artistic flair, the room is accented with art deco-style deep blue and gold wallpaper, creating a sophisticated and stylish atmosphere.



To the front, the second double bedroom is equipped with Langley Interiors fitted wardrobes featuring built-in drawers, providing ample storage with a combination of both hanging and drawer space.

To the right, a cleverly integrated laundry cupboard, plumbed for a washing machine and tumble dryer caters to diverse lifestyle needs.

The third bedroom, adorned in neutral and pale pink tones, offers flexible space for wardrobes and drawers, making it an ideal choice for a nursery or a home office for those who work remotely.



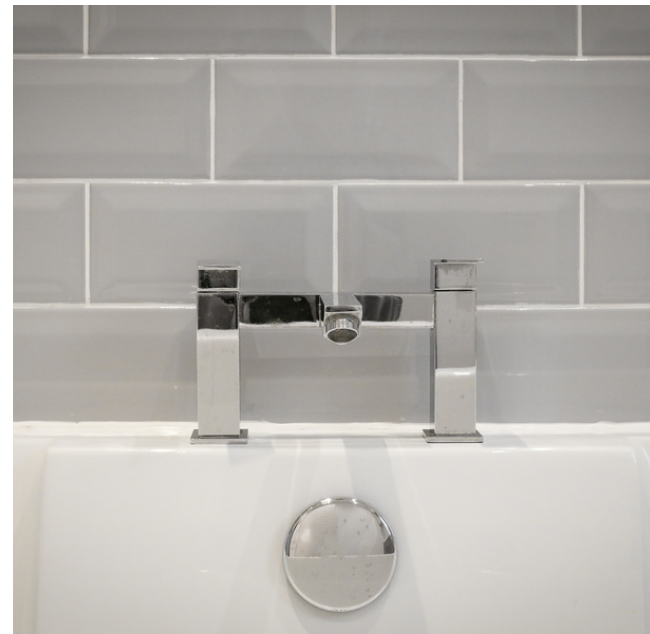




## REFRESH AND REVIVE

Revitalize and rejuvenate in the contemporary bathroom, featuring a three-piece suite comprising a WC, a sleek grey gloss vanity wash basin, and a panelled bath with a shower overhead.

Enhanced by recessed spotlights, the walls are adorned with stylish grey metro tiling, creating a perfect contrast against the clean and fresh white wall finish.





# STEP OUTSIDE







To the rear of the property, a good sized garden is perfect for families, children and pets, securely enclosed by timber fence panelling.

Soak up the sunshine on one of two patios surrounding the large, low-maintenance artificial lawn. Mature planting to the borders and raised vegetable planters provides privacy and screening. An artificial lawned garden, ensures a low-maintenance outdoor experience.

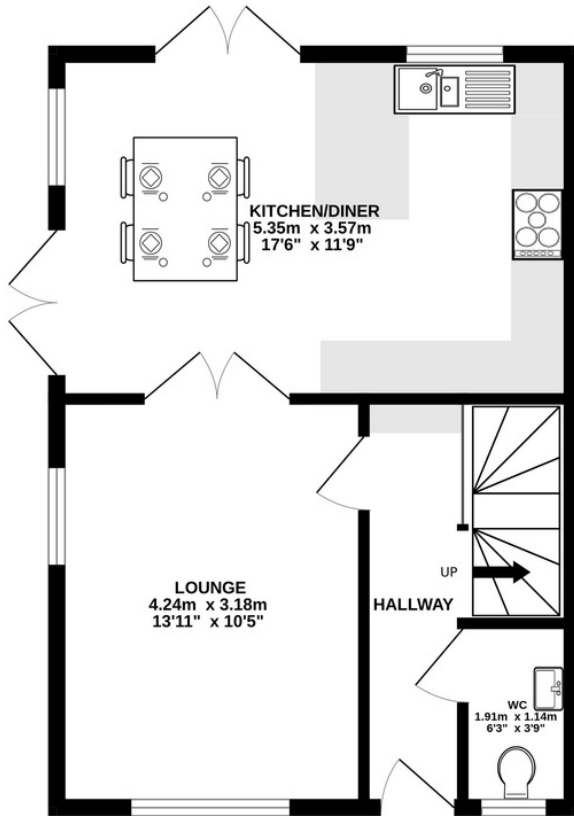
A double swing gate provides the flexibility for off-road parking for two vehicles, allowing you the choice to convert one of the patios back into a driveway if desired.

Beyond the garden lies the allure of nature, as the property backs onto a woodland backdrop, creating a sense of privacy and serenity.

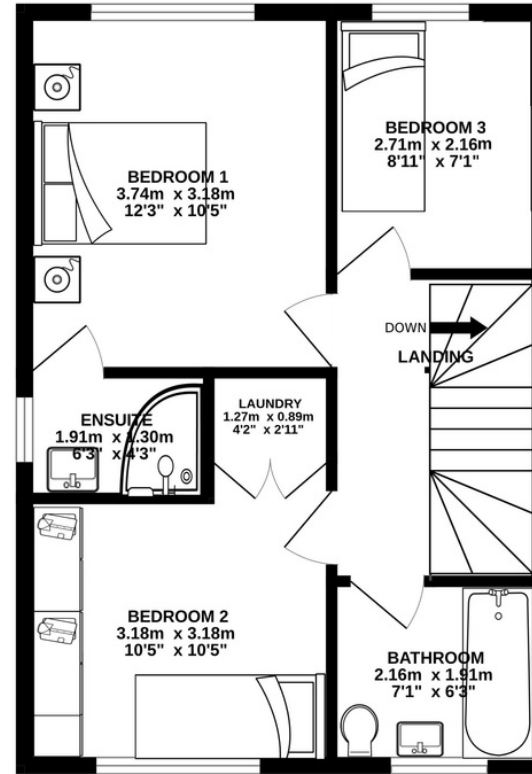




GROUND FLOOR  
41.7 sq.m. (449 sq.ft.) approx.



1ST FLOOR  
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA: 83.5 sq.m. (899 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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## FEATURES

- Modern Semi- Detached Family Home
- Quiet Woodland Backdrop
- Corner Plot
- Three Bedrooms (Master With Ensuite)
- Contemporary Kitchen/ Diner
- Downstairs WC
- Enclosed Side/ Rear Garden
- Beautifully Presented
- Tenure: Freehold
- Council Tax Band; C
- EPC Rating: C



## OUT & ABOUT



Whether you seek tranquillity or the invigorating embrace of fresh air, the setting of Smithills encapsulates these desires perfectly. Within a leisurely stroll lie the conservation havens of Barrow Bridge and Smithills Country Park.

Exploration opportunities abound in every direction; for a day of adventure, set your course towards the West Pennine moors and Rivington's Winter Hill. High Rid reservoir, a favourite among cyclists, runners, and walkers, is also within close proximity. Strap on your walking boots and explore the nearby Doffcocker Lodge nature reserve for another nature-filled escapade.

Feel the local vibe at Bob's Smithy Inn or opt for a delightful mingling and dining experience at the Victoria Inn.

Ideal for commuters, the property is conveniently located just a couple of miles from Bolton town centre, with easy access to Manchester via train for those seeking urban adventures.

For your convenience, a range of essential amenities is within a five-minute drive, including a convenience store, gift shop, hairdressers, florist, coffee shop, and butchers – easily reachable in around ten minutes on foot.

Families will find themselves well-served, with Markland Hill and Church Road primary schools a brisk ten to 15-minute walk away. Additionally, a variety of reputable secondary and independent schools are in close proximity, ensuring an excellent educational environment.



62

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