



CROWNDALE



Welcome to Number 4, Crowndale, an exceptional custom-designed executive family home with four bedrooms, nestled in an exclusive cul-de-sac location in Edgworth.

As you approach this impressive stone detached property, a well-maintained tarmac driveway awaits, providing convenient parking space for two cars right at the entrance. Beyond that, a double garage stands, offering room for two more vehicles or serving as a flexible space that could be utilised for storage, hobbies, or even transformed into a home gym.





As you step into the welcoming hallway, you're immediately embraced by the warm and inviting atmosphere of this family home, creating a sense of comfort and cosiness. Taking a moment to appreciate the details, notice a convenient under stairs cupboard where you can stash your coat and shoes, keeping the entrance tidy and organised.

Turning to your left, discover a guest WC, providing convenience for both residents and visitors. The thoughtful design of this home takes into account the practicalities of daily life. Adjacent to the WC is a study, offering a quiet space to work or read. As you gaze out of the study window, you're treated to a view of the front garden, adding a touch of nature to the space.

The combination of oak-style Karndean flooring and grey wall finishes enhances the aesthetic appeal of the hallway, providing a modern and stylish backdrop.





The continuity of the flooring leads you seamlessly into the living room, creating a harmonious flow throughout the home.

The expansive living room, extending throughout the entire depth of the house, encourages relaxation and shared experiences. It showcases thoughtfully arranged furniture enveloping a central wood burner stove nestled within a fireplace. The stove is complemented by a captivating textured rustic stone backdrop, inset lighting, and a wall-mounted TV positioned above.

From the front window, enjoy a delightful view of the front garden, while at the rear, sliding doors open up to the conservatory.





Enter the conservatory, a luminous haven that offers a delightful space to relish the beauty of the rear garden while flooding the lounge with an abundance of natural light. Adorned with light-coloured tiled flooring and self-cleaning tinted glass overhead, this space exudes an elegant ambiance, complemented by a central light point. The double doors seamlessly connect the interior to the garden, providing an inviting transition between indoor and outdoor spaces. It's an ideal spot for leisurely activities, such as reading and enjoying the serene surroundings.





Returning to the hallway, pass through the double doors that lead to the well-thought-out open-plan kitchen/diner. The layout, designed in an L-shape, showcases timber shaker-style cabinets and drawers that provide generous storage space. Enhancing the overall aesthetic is a sleek black quartz countertop crowning the units, including a three-seater breakfast bar—a perfect blend of functionality for both meal preparation and casual dining.

The kitchen boasts integrated appliances, including two Neff ovens, one serving as a combination microwave, a Neff five-ring gas hob accompanied by a stainless steel extractor and splashback, a fridge, a freezer, a dishwasher, and two slimline wine coolers flanking the drawers beneath the hob for a touch of balance and symmetry.

Positioned within the kitchen, an inset sink with a Swan mixer tap is strategically placed near the rear window, providing a pleasant view of the rear garden while offering practicality and convenience.







On the opposite side of the breakfast bar, you'll discover a delightful dining area, offering ample seating for six, adjacent to the bay window at the front elevation. This meticulously planned space seamlessly merges style with functionality, providing an appealing setting for both culinary activities and dining experiences.

In harmony with the kitchen, take a glimpse into the utility room, where an integrated washing machine and tumble dryer stand ready to keep kitchen clutter discreetly tucked away. Additionally, an extra closet houses the water tank, and a door from this utility space opens directly onto the garden, adding a convenient touch to the overall design.



As you return to the entrance hall, ascend the staircase to reach the galleried landing on the first floor, where four bedrooms eagerly await.

To your right, discover the main bedroom, featuring a window that offers a charming view of the rear garden. Decorated in soothing neutral tones and carpeted for added comfort, this room is equipped with a series of fitted wardrobes, overhead storage, bedside tables and drawers ensuring ample storage space for your clothing.

Take a peek into the ensuite shower room, complete with a WC, a pedestal wash basin adorned with an illuminated mirror above, and a shower enclosure with a glass screen. The neutral travertine-style tiling on the walls harmonises seamlessly with the mocha-coloured flooring, creating a tasteful and inviting atmosphere.





Also featuring a rear-facing view, the second double bedroom is again adorned with fitted wardrobes, overhead storage, bedside tables, drawers, and a dressing table. Neutral walls and décor dominate the room, with a mocha feature paint behind the bed, contributing to the tasteful and serene ambiance of the space.





Towards the front of the house, you'll encounter two additional double bedrooms, both adorned in neutral décor. One is presently utilised as a guest room, while the other serves as a nursery, featuring laminate flooring and an engaging owl wall covering on one side.



The family bathroom seamlessly blends style with practicality, creating a space that is both visually appealing and functional. The grey tiled walls, enhanced by two eye-catching rustic slate split-face mosaic walls, establish a serene and calming atmosphere.

To the left, is a freestanding bathtub, complemented by a floor-mounted tap, adding a touch of elegance to the space. A grey gloss vanity sink and WC unit contribute to the modern aesthetic while providing essential storage.

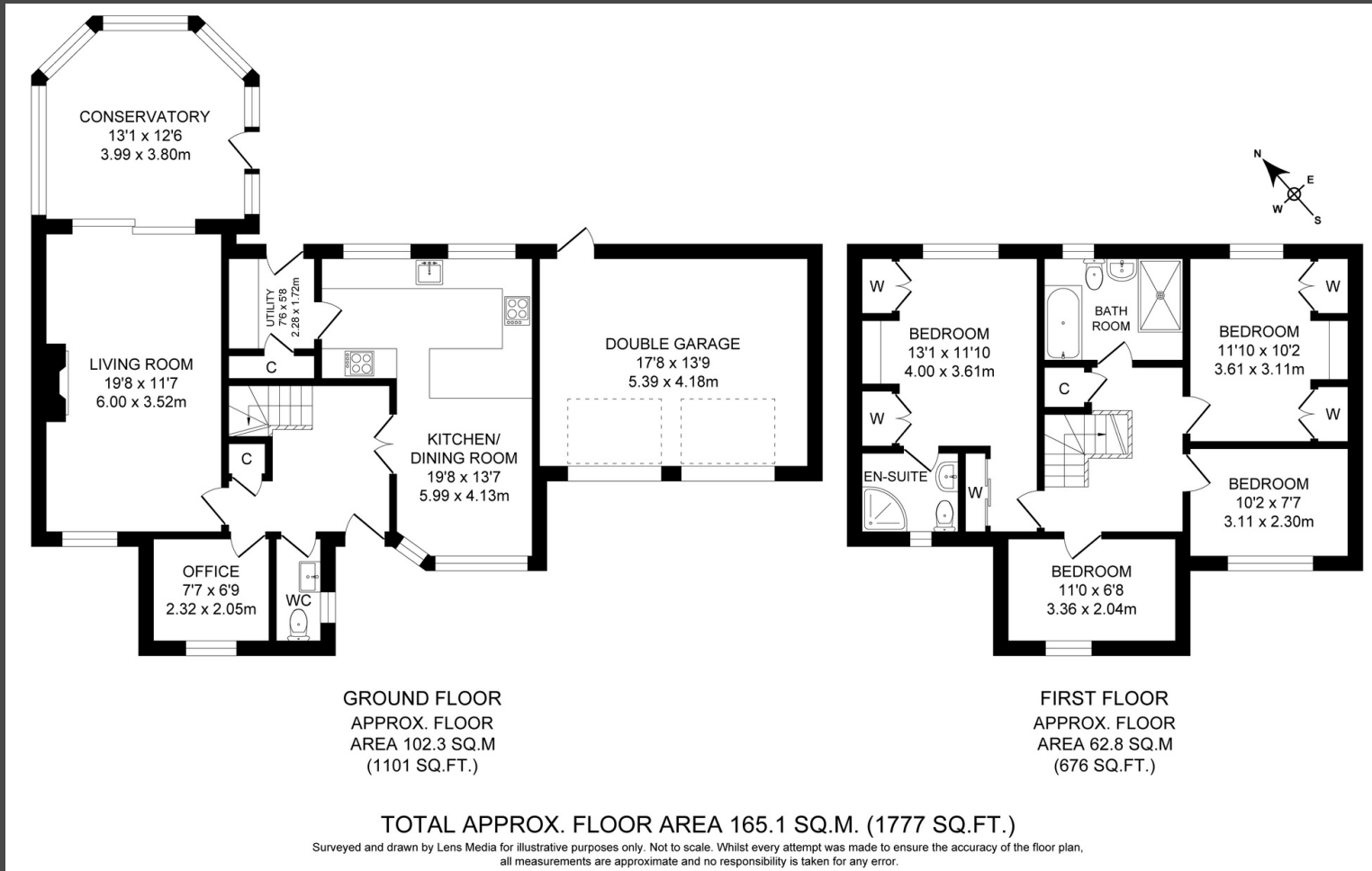
For added convenience, the bathroom features a wet room-style double shower, complete with a built-in tiled shower seat and a glazed screen. This contemporary design not only elevates the overall aesthetic but also enhances the functionality of the space, creating a bathroom that is both stylish and practical for everyday use.





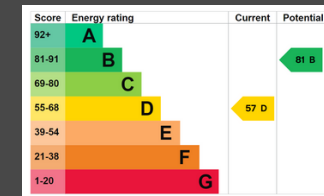
The landscaped rear garden unfolds as a picturesque retreat, inviting tranquillity and relaxation. A generously sized tiled patio, located just outside the conservatory and utility area, becomes an ideal setting for barbecues and evenings spent toasting marshmallows around the firepit. Enclosed by a stone wall, steps lead up from the patio to reveal a well-manicured lawn that extends gracefully across the garden, gently sloping down towards the rear of the garage. It provides a lush green carpet, perfect for both relaxation and play.

The garden is framed by mature hedge rows and a variety of plants, with stone walling encircling the perimeter. This combination not only enhances the overall aesthetics of the space but also imparts a sense of privacy and natural charm, creating a serene oasis within the confines of your own home.



FEATURES:

- STONE DETACHED FAMILY HOME
- FOUR BEDROOMS (ONE ENSUITE)
- OPEN PLAN KITCHEN/DINER WITH BREAKFAST BAR
- UTILITY ROOM
- SPACIOUS LIVING ROOM WITH WOODBURNER STOVE
- CONSERVATORY
- MODERN BATHROOM & DOWNSTAIRS WC
- FRONT & REAR GARDENS
- DOUBLE GARAGE & DRIVEWAY PARKING FOR 2 CARS
- SOUGHT AFTER AREA
- HIGH REGARDED LOCAL SCHOOLS
- TENURE: FREEHOLD
- SERVICE CHARGE- £100 PER YEAR
- EPC RATED: D
- COUNCIL TAX BAND: G



IN THE VILLAGE:

Step outside and into the countryside, with walks aplenty to be enjoyed from the doorstep. The stunning Wayoh Reservoir is only a short walk away. Enjoy its easy circular walking route, soaking up the pretty scenes and array of wildlife. Take a stroll and enjoy the amenities on offer on your doorstep: Holdens Ice Cream parlour is the perfect weekend treat for children. The Hideaway Café is also perfect for brunch and coffee. Pick up your ingredients for dinner from Whiteheads Butchers and the Edgworth Deli, a family run, award winning establishment located along Blackburn Road. Families are well placed close to nearby Edgworth C Of E Primary School, a short walk away, whilst Turton High School is only a ten-minute drive away. For commuting, you are only five minutes' drive from Entwistle Train Station with links to Clitheroe and Manchester and all the links beyond. There is also easy access to the M65 motorway network.

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