

46
KIRKLANDS



Are you in search of a roomy four-bedroom detached family home in Harwood?

Look no further than Number 46, Kirklands – an enchanting detached home situated at the end of a tranquil cul-de-sac, featuring an expansive south-facing garden and a picturesque woodland setting.

Upon arrival, make use of the conveniently designed block-paved patterned concrete driveway, providing ample parking space for up to four vehicles. An EV charging point (Podpoint) is also conveniently located on the front kitchen wall, catering to those with electric or hybrid vehicles.





Welcome Home

Feel the warmth of welcome as you enter through the partially glazed front door adorned with an intricate etched glass motif. The dark grey underfloor heated floor tiles beneath your feet immediately establish a captivating contrast with the neutral-painted walls, setting the tone for a stylish and inviting atmosphere. Take advantage of the practical cloakroom, equipped with a wash basin and WC, providing a convenient space to store your coats and freshen up upon arrival.





Take a right turn and immerse yourself in the inviting ambiance of the well-illuminated living room that spans the entire depth of the home. This room is bathed in natural light, thanks to a generously sized bay window at the front and French patio doors at the rear, seamlessly connecting the indoors to the outdoor space of the rear garden.

The living room offers a spacious layout, providing delightful views of both the front and rear gardens. A gas fire, nestled within a black-painted fireplace surround with a marble hearth, establishes a warm and cosy focal point, inviting you to arrange your furniture around it for a comfortable and intimate setting. Additionally, two feature windows on either side of the fireplace offer views of the side patio area.

Enhancing the aesthetic appeal, oak laminate flooring gracefully complements the neutral décor, adding a touch of timeless elegance to this welcoming living space.





Transformed from a garage, the current kitchen/diner boasts a contemporary design, featuring oak shaker-style cupboards and drawers, as well as a central island unit with seating for three—an ideal setup for hosting gatherings. The kitchen is not only functional but also aesthetically pleasing, with a white Corian worktop providing a stylish and seamless finishing touch.

Equipped with a sleek black Rangemaster oven accompanied by a matching extractor hood above, an integrated dishwasher, washing machine and tumble dryer and a ceramic sink with a drainer that offers scenic garden views, this kitchen caters to both culinary needs and visual appeal. Additionally, there's ample space for an American fridge/freezer, enhancing the kitchen's practicality.







The walls are adorned in a crisp white hue, creating a clean and bright backdrop, while a captivating teal colour accents the sitting/dining area, adding a touch of vibrancy to the space. The grey floor tiling complements the overall colour scheme, presenting a modern and unified appearance, complemented by underfloor heating throughout the kitchen along with a teal coloured radiator.

The windows and doors allow easy access to both the front and rear gardens, promoting a seamless transition between indoor and outdoor living and enhancing the overall spatial flow. Additionally, the door leading from the front of the kitchen directly to the driveway ensures convenient access when bringing home groceries.





Adjacent to this space, looking out over the rear garden uncover a dining room adorned with walls in a soothing neutral palette, enhancing the room's versatility and inviting ambiance. The flooring is embellished with timber laminate, imparting a touch of natural warmth and a modern aesthetic to the space. Adding a bold contrast, the skirting is elegantly painted in a deep black hue, providing a sophisticated accent that complements the overall design scheme of the room. Together, these elements create a stylish and comfortable setting for dining and entertaining.

Towards the front of the ground floor, you'll find a secondary sitting room currently configured as a gym. Adorned with white walls and oak laminate flooring, this versatile space is equally suited for use as a playroom, cinema room, or a home office, catering to the diverse needs of individuals, especially those who work remotely.





Returning to the hallway, ascend the carpeted staircase with white spindles, complemented by black-painted handrails and newel posts, leading to the first floor where four bedrooms await.

Located at the front of the house, the main bedroom exudes a serene ambiance, adorned in white with a striking teal accent behind the bed. Two wall-hung light fittings on either side of the bed add a touch of sophistication. The room features oak laminate flooring and offers ample space for a full set of furniture, along with generous room for a king-sized bed.

Step into the modern ensuite, where functionality meets style. It is equipped with a wall-hung WC, wash basin, and a shower with a folding glazed door. Tiled grey elevations enhance the contemporary aesthetic, creating a sleek and cohesive design in this private retreat.





Moving on to bedroom two, a spacious double room also positioned at the front of the house, offers both practicality and style. This room features built-in wardrobes in a crisp white finish, seamlessly tucked into one corner, providing ample storage space. The bed is framed by a feature wall finish, adding a tasteful aesthetic element to the room. Continuing the theme of laminate flooring, this bedroom ensures a harmonious and easy-to-maintain atmosphere.

Now, let's explore bedroom three, another generously sized double room, which offers a picturesque view overlooking the rear garden. The décor in this room echoes the stylish theme seen throughout the house, creating a cohesive and inviting atmosphere. With attention to detail, the design elements in bedroom three contribute to the overall charm of the home.



Continue to the fourth bedroom, its current function is that of a well-appointed dressing room. This room boasts a complete bank of fitted wardrobes in an elegant oak finish, providing ample storage solutions for clothing and accessories. Impressively, there is still abundant space for a bed, ensuring versatility in the room's utilisation. The neutral décor and laminate flooring continue in this space, creating a seamless aesthetic that aligns with the overall style of the residence. This bedroom serves as a testament to both functionality and sophistication, offering a dedicated area for dressing and relaxation.



Serving the bedrooms is a well-appointed three-piece bathroom, featuring a WC, a pedestal washbasin, and a stylish black timber effect panelled bath complete with a overhead shower and a sleek glazed screen. The bathroom exudes a clean and timeless appeal with its white tiled walls, creating a bright and airy atmosphere. Adding a touch of exotic flair, Moroccan-style floor vinyl enhances the visual interest of the space, elevating the overall aesthetic and making the bathroom a refreshing and welcoming part of the home.

Additionally, Number 46 enjoys the advantages of solar heating panels. This environmentally conscious feature harnesses the power of the sun to generate heat, contributing not only to a more sustainable and eco-friendly living environment but also potentially resulting in cost savings on energy bills. The incorporation of solar heating panels aligns with modern energy-efficient practices, emphasising the commitment to both environmental responsibility and economic efficiency within the home.







Step outside:

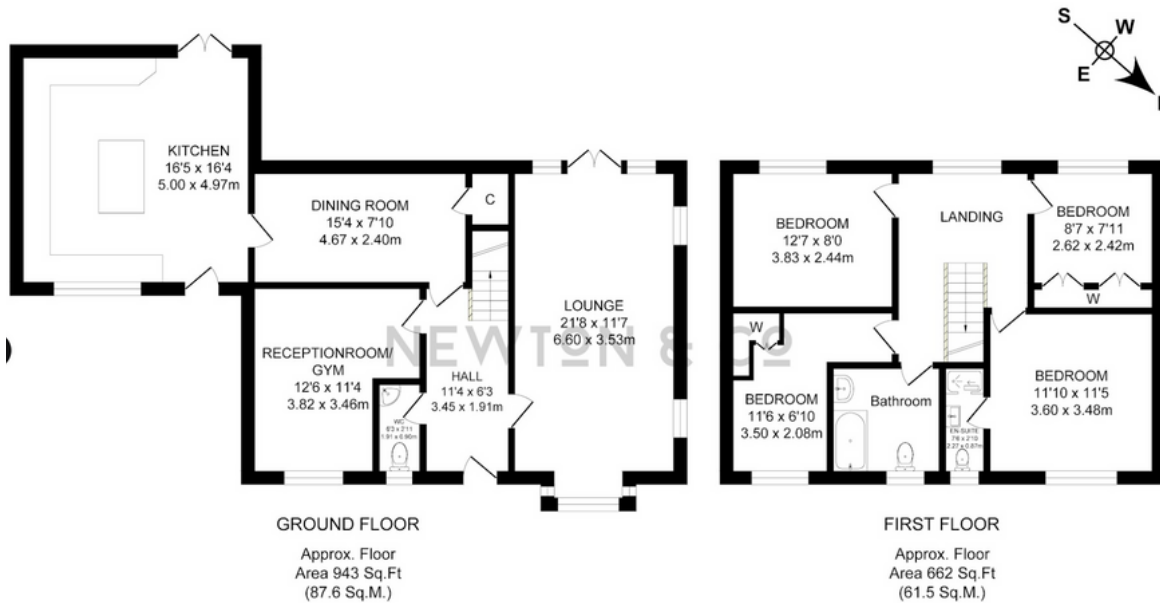
As you make your way down to the ground floor, access the expansive south-facing rear garden through either the kitchen/diner or the living room. A generous patio area beckons, creating an ideal setting for family barbecues and outdoor gatherings during the warm summer months.

Stretching beyond is a lengthy lawn bordered by mature plantings, extending down to the woodland at the rear of the home. This ample lawn space provides the perfect setting for various recreational activities, ensuring there's room for play and relaxation. At the far end of the lawn, a convenient shed awaits, offering a practical storage solution for garden tools and toys.

To safeguard the outdoor space, the garden is enclosed with fencing, creating a secure environment for children and pets to play freely. The thoughtful design of the garden enhances both its aesthetic appeal and functional utility, making it a delightful extension of the home.







TOTAL APPROX. FLOOR AREA 1605 Sq.ft. (149.1 Sq.M.)

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.

Features:

- Spacious Detached Family Home
- Cul-de-Sac Location
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms (One Ensuite) Plus Downstairs WC
- Modern Kitchen/ Diner
- Large Driveway
- Large South Facing Rear Garden With Woodland Backdrop
- Tenure: Leasehold
- **Length Left On Lease: TBC/** Ground Rent: £25 p/a
- EPC Rated: B
- Council Tax Band: E

Out and about:

Perfectly situated in close proximity to the core of Harwood village, Kirklands offers convenient access to a range of excellent local amenities. Within a short walking distance, residents can explore various shopping options, the library, post office, as well as local hair and beauty salons.

Indulge in delightful dining experiences at the numerous nearby eateries, such as the renowned Baci Italian restaurant. Enjoy refreshing beverages at popular establishments like Bill & Co, or explore the offerings at the nearby Nook & Cranny or Crofters.

For nature enthusiasts, the surrounding area provides ample opportunities to embrace the outdoors. Take a leisurely stroll up the road or explore the countryside through public footpaths off Tottington Road, Brookfold Lane, or the nearby paths leading to Longsight Park.

Conveniently catering to commuters, the property is strategically positioned along the bus route connecting to both Bolton and Bury Town centres, offering ease of transportation for daily travel.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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