



## Nuffield Close, Bolton, Lancashire, BL1

£275,000

Impressive three storey family home with four double bedrooms, en-suite to master, orangery, one family bathroom, additional shower room and downstairs W.C!

The ground floor consists of a large lounge, kitchen with open plan reception area attached and orangery. The first floor hosts the master bedroom with en-suite, spacious second bedroom and a family bathroom. The second floor consists of two double bedrooms with Dorma windows and a stylish shower room. The property benefits from double glazing throughout, gas central heating and a Hive central system.

Externally, the property has a driveway leading up to a detached garage with a paved path and front lawned garden. There is also a low maintenance rear garden with faux grass and patio areas. Situated on a corner plot of a highly sought after residential cul-de-sac, close to local schools, shops, amenities and major transport links.



Tel: 01204 598979

## Ground Floor

### Entrance Hall with Downstairs W.C.

Entrance hall providing access to downstairs W.C. with marble tiles to floor. Stairs to first floor, living room and kitchen. Under-stair storage. Solid oak flooring.

### Living room

3.1m x 5m (10' 2" x 16' 5") Spacious lounge with window to the front. Carpeted.

### Open Plan Kitchen / Reception room

5.3m x 5.3m (Reducing to 2.4m) (17' 5" x 17' 5") Modern kitchen with open plan living space attached. Ample wall and base units, stainless steel sink and allocated space for appliances, such as American style fridge/freezer. Additional space for an extra reception area.

### Orangery

4.1m x 2.4m (13' 5" x 7' 10") Delightful orangery currently in use as a dining room. Double doors opening onto garden. Double glazed glass roof. Solid oak flooring.

## First Floor

### Master bedroom with En-suite shower room

3.6m x 3.2m (Into robes) (11' 10" x 10' 6") Stunning master bedroom, carpeted with fitted wardrobes and en-suite stylish shower room with fully tiled walls and flooring.

### Bedroom Two

5.3m x 2.4m (17' 5" x 7' 10") Spacious second bedroom, stretching the width of the property. Two windows overlooking rear garden. Fitted wardrobes. Carpeted.

### Family Bathroom

Contemporary family bathroom, consisting of three-piece suite including a bath. Tiled floor and partially tiled walls.

## Second Floor

### Bedroom Three

2.5m x 3m (Into robes) (8' 2" x 9' 10") Generous third bedroom with sloping ceilings and Dormer. Fitted wardrobes. Carpeted. Additional storage facilities in enclosed separate storeroom.

### Bedroom Four

3m x 2.5m (9' 10" x 8' 2") (At largest points) Fourth bedroom, currently in use as a home office. Carpeted. Dormer window.

### Shower Room

Modern shower room with three piece suite. Partially tiled walls. Sloping ceilings.

## External

### Rear garden, shared access driveway and separate Garage

Exceptional rear garden with Indian stone patio and premium Wonder Yarn artificial lawn area. Shed to the rear of the garden. Long side access path. Garage and shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metreapp ©2021