



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Five Bed Semi-Detached Residence
- Highly Desirable Residential Location
- Circa 3,288 Square Feet of Living Space
- Exquisite Standard of Finish Throughout
- Breath-Taking 27' Open Plan Kitchen
- Four Stunning Bath/Shower Rooms
- Outbuilding Offering Flexibility of Use

VERDURE AVENUE,
MARKLAND HILL

O/O £695,000



Verdure Avenue, Markland Hill



Verdure Avenue, Markland Hill





Verdure Avenue, Markland Hill





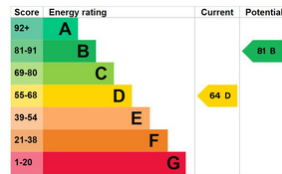
Verdure Avenue, Markland Hill



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Total Approx. Floor Area 3288 Sq.ft. (305.5 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.



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An outstanding contemporary residence of exceptional quality, this quite remarkable home has been meticulously designed and finished to an uncompromising standard, combining striking architecture, state-of-the-art technology and luxurious bespoke finishes to create a truly exceptional living environment.

Nestled at the heart of the highly desirable and sought-after locality of Markland Hill, there can be little doubt that this breath-taking residence will be in extremely strong demand, it's almost unassailable specification being perfectly suited to the needs of modern-day living, yet retaining that much desired character and charm which is synonymous with its traditional origins. Amongst a host of salient points, perhaps the greatest triumph here has been the creation of a magnificent open plan kitchen/diner/family room to the rear, a feature which has proven consistently to be particularly high up the list of most acquirer's must-have requirements when searching for their new home.

Widely acknowledged as one of the finest residential districts in the area, renowned for its diverse range of prestige and traditional homes, the locality has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a location to raise their family. The area benefits from a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including Markland Hill Primary School, which is situated within a few moments' stroll and rated outstanding by Ofsted, and the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque Doffcocker Lodge Nature Reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

The substantial accommodation extends to in excess of 3,285 square feet of living space in total, with the beautifully considered floorplan arranged over three inviting levels. Upon entering, you are welcomed by a grand reception hall finished with elegant porcelain tiled flooring and a breath-taking floating glazed staircase rising through the heart of the home, forming a stunning architectural focal point and enhancing the abundance of natural light throughout the property. The two generous reception rooms provide plenty of flexibility for multi-generational living, with the 23' main living room boasting beautiful glazed sliding doors through into the kitchen, affording the ability to open up or close off the spaces, as required, which will be particularly useful when one is hosting those most populous of gatherings.

The tiled flooring extends seamlessly from the hallway into the spectacular 27' open plan kitchen/diner/family room, creating an immediate sense of space, sophistication and luxury. The epitome of modern day living and the ultimate entertaining environment, this centre of the home displays a magnificent bespoke German-designed kitchen, crafted to the highest specification and featuring two substantial statement islands finished with premium natural stone worktops, and complemented by a comprehensive suite of integrated Miele appliances, including an induction hob, induction wok, Teppanyaki grill, steam oven, microwave, conventional oven, coffee machine, dishwasher, fridge, freezer and wine cooler.

Impressively designed for living and dining, the space is further enhanced by full-width bi-folding doors which create a seamless connection between the interior and outdoor entertaining areas.

A separate utility room provides practical day-to-day functionality while maintaining the home's sleek and sophisticated aesthetic.

Upon the upper floors, one will discover the five double bedrooms, all of which are beautifully detailed and ooze style and comfort.

The luxurious bathroom suites, of which there are four, have been carefully designed to provide a spa-like experience, highlighted by a stunning freestanding stone bath within the main bathroom that exudes elegance and refinement. Premium materials and meticulous craftsmanship are evident throughout every room.

Luxury underfloor heating extends throughout the entire property, ensuring year-round comfort and efficiency. Security and convenience are equally impressive, with a smart aluminium entrance door featuring app-controlled access and a fully integrated alarm and security system that can be monitored remotely via mobile phone.

The external areas are as exquisitely finished as the interior and designed around low-maintenance living. The frontage provides off-road parking facilities for a number of vehicles on the block-paved driveway, complete with electric car charging point, whilst the rear is laid with porcelain tiles and artificial turf, providing plenty of space for furniture, pots and planters.

A particularly notable further feature is the fully self-contained detached garden building, finished to exacting standards and benefiting from its own independent underfloor heating system, dedicated boiler, private WC and wash hand basin. This versatile space offers endless possibilities for leisure or professional use: perfect as an executive home office, luxury cinema room, private gym, studio, consulting suite or guest accommodation, it provides a valuable extension to the living space while maintaining complete independence from the main residence.

Available with the additional benefit of no onward chain, this exceptional luxury residence can only be truly appreciated by an internal inspection and we are confident that any discerning buyer cannot fail to be impressed by its size, flexibility and quality.



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