



21 Kilmory Drive, Bolton

£340,000 Leasehold

Four double bedroom detached property • Two reception rooms • Three bathrooms • Four piece family bathroom • Orangery with bi-fold doors • Fitted wardrobes in three of the bedrooms • Integral garage • Beautiful rear garden with Indian stone patio and pergola • Large driveway for multiple vehicles • Underfloor heating in the orangery

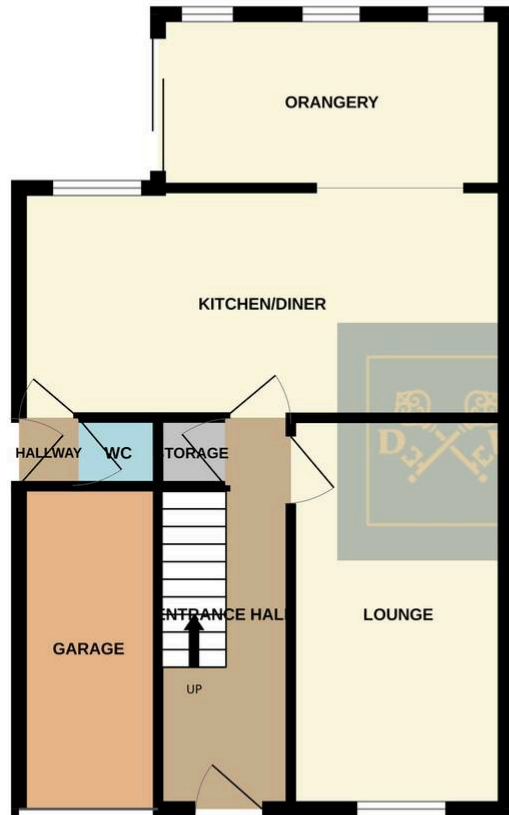




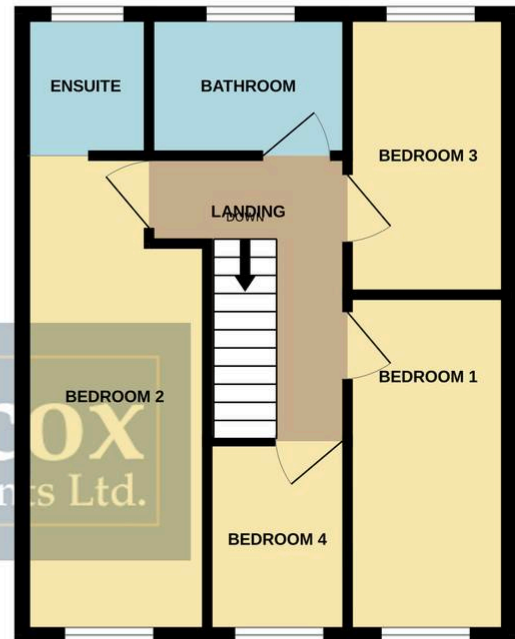
This impressive four bedroom detached house offers spacious and versatile accommodation, making it an ideal family home. The property is beautifully presented throughout and features two generous reception rooms, providing ample space for both relaxing and entertaining. The heart of the home is the stunning orangery, complete with underfloor heating and bi-fold doors that open seamlessly onto the rear garden, creating a wonderful indoor-outdoor flow.

The modern kitchen is complemented by solid oak doors throughout the house, adding a touch of elegance to every room. Three of the four double bedrooms benefit from fitted wardrobes, offering excellent storage solutions, while the master bedroom also enjoys the luxury of an en-suite bathroom. In addition to the en-suite, there is a stylish four piece family bathroom and a further shower room, ensuring convenience for the whole family. The property also benefits from an integral garage, which is accessible from the main hallway, providing secure parking or additional storage space.

GROUND FLOOR



1ST FLOOR



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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The outside space is equally impressive and has been thoughtfully landscaped to create a private and tranquil setting. The rear garden features a well-maintained lawn, bordered by a variety of mature bushes and shrubs, and is enclosed by fence panels for added privacy. A striking Indian stone patio area, complete with a charming pergola, offers the perfect spot for al fresco dining or relaxing with family and friends. The front of the property boasts a large concrete driveway, providing off-road parking for multiple vehicles and access to the integral garage. A mature tree to the front adds character and kerb appeal, while the overall layout of the gardens ensures that both children and adults can enjoy the outdoor space throughout the year. This exceptional home combines stylish living, practical features, and beautiful outdoor areas, making it a truly desirable property in a sought-after location.