



*Sandfield Drive*

Bolton



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Situated upon one of Bolton's premier streets and within its own generous and private plot, Sandfield Drive is a breath-taking detached home that is finished to the highest of specifications that simply must be viewed in person to be fully appreciated.

The property has been lovingly upgraded by the current owners and now provides exceptionally well-proportioned and highly versatile family friendly living space that is ideally suited to modern living, alongside extensive parking and generous, private mature gardens that are a joy to behold.

The location is within easy access to both Cleveland's and Bolton private schools and is well placed for major transport links, making it the ideal choice for those looking to commute into Manchester and across the North West.

Rarely do homes of this size and calibre come to the market and never tend to be available to buy for long. As such, an early viewing is strongly advised to avoid disappointment.



## Location

Lostock is highly regarded, offering exclusive private surroundings with excellent countryside walks direct from the front door. The property is well placed for local amenities including Bolton and Cleveland's private schools and a wide range of major retail outlets. With major transport links in and out of Bolton, including the M61 motorway and Lostock railway station close by, this is the ideal setting for commuting to a variety of locations including Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Wigan and Liverpool.

## Accommodation

The extremely well-proportioned and versatile accommodation comprises an entrance porch, an inviting reception hall, cloakroom/wc, fabulous principal lounge, separate sitting room, modern open plan dining kitchen with a host of integrated appliances, a utility room, five good sized bedrooms with an en-suite to the master plus a splendid four-piece family bathroom. Further features include a generous driveway and double garage, both providing ample parking, alongside stunning private mature landscaped gardens.

## Reception Rooms

The property is accessed via an entrance porch which leads into an inviting reception hall which has a staircase that rises to the first-floor accommodation. The principal lounge is a spacious, light and airy room that has a front facing window that floods the room with natural light, alongside with bi folding doors which overlook the rear garden. The sitting room that oozes individual character and offers an alternative area for relaxing, having bi folding doors overlooking the rear garden.

## Dining Kitchen And Utility Room







The hub of the house is the stunning dining kitchen, a splendid open plan space that offers more than enough room for cooking, dining, and relaxing alike making it ideal for modern living. It is fitted with an extensive range of high-quality wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by a variety of high specification integrated appliances. The kitchen has been carefully designed to provide a combination of functionality and is aesthetically pleasing to the eye. Adjacent is a larger utility room which provides yet more useful storage space, ideally suited to white goods.

### *Master Suite*

The spacious master suite offers the ultimate in high end luxury, comprising a large master bedroom, alongside a large walk-in dressing room with a wealth of fitted shelves and hanging offering extensive storage space. The suite is completed by a luxury three-piece shower

room that comprises a double sized shower enclosure, vanity wash basin and wc, complemented by tiled wall coverings.

## Bedrooms

There are four further good-sized bedrooms.

## Cloakroom/WC And Family Bathroom

Located off the reception hall, a cloakroom/WC ideally services the ground floor accommodation. On the first floor a luxury family bathroom has four pieces which includes a shower enclosure, bath, wash hand basin and wc, complemented by tiled wall coverings.

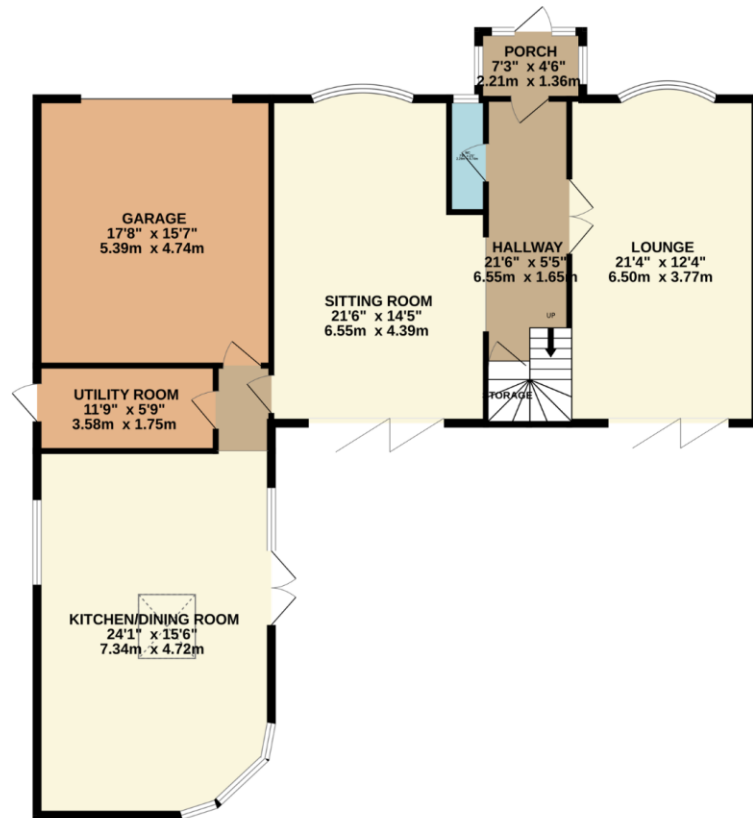
## Parking And Gardens

The property is garden fronted, accessed via a private driveway, also leading to a double garage with electric remote control up and over doors, both provides extensive parking arrangements for numerous vehicles. The rear garden is a joy to behold, offering large areas laid to lawn along with mature shrubs and floral displays, alongside fabulous seating areas. The generous gardens offer excellent space for relaxing, children's play and al-fresco entertaining. Within the rear garden a sizable cabin is connected for power and light which provides a splendid outdoor space which could be utilised as a home office or a substantial summer house. The rear garden has double gates and parking for several cars with planning permission for a 6x6m detached garage which can be accessed from Regents Hill.

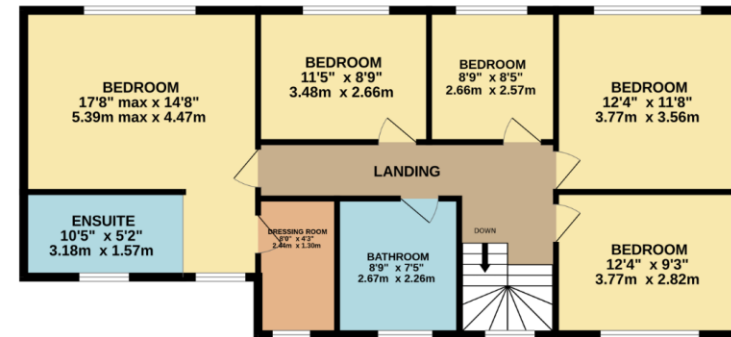
EPC Rating - D



GROUND FLOOR  
1456 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR  
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2422 sq.ft. (225.0 sq.m.) approx.

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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