



## Station Road

Bolton, BL7 0HA

Offers around £875,000



Sit on an individual plot within the scenic, peaceful sought after location of Station Road on the outskirts of Chapelton village, Treetops is an exceptional stone-built detached home enjoying beautifully landscaped gardens, countryside views and immaculately presented throughout. With outstanding countryside surroundings on the doorstep along with easy access to transport links, schools and amenities.

Presented in show home condition the property includes an entrance hall, open plan kitchen, dining and sitting area, lounge, dining room, study, utility, downstairs WC, five bedrooms, en-suite in the master, a family bathroom, galleried landing with a new light oak staircase with glass balustrading. Externally the plot features a double drive, large tiered lawns and patio areas.



### Welcoming Entrance Hall and Galleried Landing

A welcoming entrance hall sets the tone for the home, featuring a striking new oak staircase with contemporary glass balustrades rising to the impressive first-floor galleried landing. The principal ground floor reception rooms together with the two-piece cloakroom lead directly from the hallway, creating an excellent flow throughout the property.

### The Lounge

The impressive principal lounge is a beautifully designed living space, combining elegance, comfort and breathtaking outlooks across the surrounding scenery. A striking contemporary feature gas fire forms an attractive focal point, adding warmth and character to the room.

Large front and gable window draw in an abundance of natural light whilst perfectly framing the stunning views beyond, creating an atmosphere that feels both peaceful and luxurious. Finished with stylish plantation shutters and soft neutral tones the room has a timeless sophisticated feel throughout.

### The Dining Room and Additional Reception Room

Entered through elegant luxury glazed double doors, the dining room offers a refined space perfectly suited to both formal dining and relaxed family occasions. The room feels wonderfully bright with bi-fold doors opening onto the rear garden and allowing a natural flow between indoor and outdoor living.

Offering ample space for family meals and everyday living, the layout has been thoughtfully designed to combine comfort, practicality and style. Finished to an exceptional standard, this impressive space complements the home's stylish and modern layout perfectly.

In addition, there is a highly versatile reception room ideally suited for use as a home office, children's playroom, games room or informal lounge.

### Impressive Open Plan Kitchen, Diner, Family Room

The heart of the home is without doubt the stunning extended open plan kitchen and living space, expertly designed with both luxury and functionality in mind. Beautifully appointed with a full range of premium fitted units, sleek Corian worktops and an impressive central breakfast bar, this remarkable space has been designed to combine effortless day-to-day living with stylish entertaining in a truly contemporary setting.

High specification integrated NEFF appliances include an induction hob, double ovens, microwave and built-in coffee console, all seamlessly incorporated into the contemporary design. Flooded with natural light from skylights and a striking picture window, the space feels bright, cosy and incredibly inviting throughout. Bi-fold doors open directly onto the rear garden, effortlessly blending indoor and outdoor living. A truly outstanding space finished to an immaculate standard.

### Utility Room

A spacious well equipped Utility room is ideally placed beyond the Kitchen - Family Room with ample fitted units, plumbed for washing machine and dryer, a personal door leads to the integral garage.

### The Bedrooms

The superbly appointed bedrooms have been finished to an exceptional standard, creating stylish and relaxing spaces throughout the upper floor.

The impressive master suite provides a superb retreat, complete with a stylish three-piece en suite featuring underfloor heating for added comfort. A full range of high gloss fitted wardrobes and a matching fitted dressing table enhance both the practicality and elegance of the room. Large windows fitted with plantation shutters allow natural light to flood in whilst maintaining a sense of privacy and sophistication

The remaining bedrooms are all beautifully presented and versatile in use, ideal for growing families, guests or home working. Every detail has been carefully considered to create a collection of bedrooms perfectly suited to modern luxury living.

### Family Bathroom

The impressive family bathroom has been designed with both luxury and comfort in mind. Featuring fully tiled elevations and luxurious underfloor heated flooring for added comfort. A striking Victoria + Albert freestanding bath with a waterfall tap creates a true spa-like focal point, perfectly complemented by a spacious walk-in shower with a overhead rainfall fitting.

Contemporary sanitary ware and high-quality fittings enhance the clean modern look, with the added touch of an inset TV creating the perfect place to relax and unwind.

Beautifully finished from top to bottom, this is a space that feels both elegant and effortlessly practical.

### Outside Space

Set on an individual plot within a peaceful and highly desirable setting, the property enjoys beautifully maintained outside space surrounded by mature trees and far-reaching countryside views.

A paved double driveway provides generous parking and complements the attractive stone frontage perfectly. To the rear, landscaped gardens unfold across tiered lawn areas and Indian stone seating terraces, creating a wonderful sense of privacy and space. Stone steps lead up to an impressive curved seating area with a central bespoke firepit, ideal for relaxing and entertaining. A double driveway leads to the integral double garage with an electric remote controlled up and over door.

Designed to make the most of its surroundings, the outside space feels luxurious, peaceful and effortlessly connected to nature.

### Key Details

Tenure: Freehold

Heating: Underfloor heating in bathrooms, rads and boiler

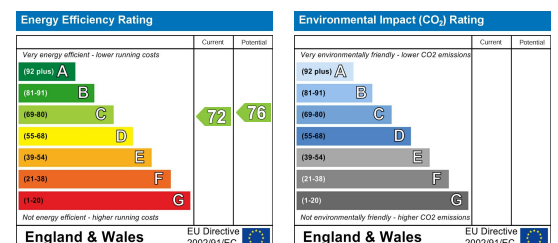
## Area Map



## Floor Plans



## Energy Efficiency Graph



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