

59 Blackburn Road  
— EGERTON —



Contemporary family living in the heart of idyllic Egerton... welcome to SouthField, an extended, modern bungalow packed full of surprises.

Pull up onto the driveway where there is ample space to turn and parking for several cars. There is also an impressive, detached double garage for true motor aficionados.

Step up to the glazed, solid wood front door: Light fills the porch via the glazed door and windows, allowing you to manoeuvre bags and remove coats with ease.

Immediately upon entering the hallway, sense that this is no ordinary bungalow.

Broad and spacious, a carpeted, spindled staircase leads up ahead, whilst walnut-toned flooring gleams beneath the high, vaulted ceiling above.

Peep through the first door on the right, sumptuously decked in toe-sinkingly cosy plush carpet, its mocha tones balancing the crisp white of the walls.

Above, there is loft access, whilst to the front, a baby bay window looks out to the front driveway. A versatile space, perfect as a second sitting room or a fifth bedroom.

Mirroring this bay window is its twin, across the hallway in the spacious sitting room. Earthy neutral colours decorate the walls, with mocha toned carpet underfoot.

On winter evenings hunker down on the sofa in front of the cosy living flame gas fire, set within its Portuguese limestone fireplace and hearth.

Bright and inviting, additional windows to the both sides of the inglenook, ensuring this lounge is always awash with light.

Returning to the entrance hallway, continue along, noting the ample space beneath the stairs for a telephone table or writing desk.

Across from here, a large family bathroom, clad in stylish Amtico flooring, provides the perfect place in which to relax and revive.

Alongside a WC and wash basin a fully-tiled shower, set within a glazed cubicle, is on hand for invigorating morning wake-up calls.

Purely for relaxation, a white jacuzzi bath is set within a mahogany surround. Embellished white tiling clads the walls halfway, meeting with elegant mustard wallpaper for a traditional feel, mirrored in the rich gold fittings of the washing facilities.





Next door to the bathroom, discover a double bedroom, with plush mocha carpet underfoot. Neutral tones cover the walls, with a central spotlight overhead illuminating the space. Overlooking the spacious driveway this room is peacefully set and not overlooked.

Located at the end of the hallway is a spacious double bedroom, with fitted light-wood and smoked glass wardrobes. There is also space here for a large desk; ideal for teenage homework tasks.

Framed by the large rear window are visions of mature trees in a kaleidoscope of colours, including fiery acers and feathered fronds of emerald ferns.

Turning right from this bedroom, enter the heart of the home; the contemporary open-plan dining kitchen.

Dine in style beneath the trio of modern pendant lights, set above a marble dining table. Soft mauve tones coat a feature wall to the left for a chic feel, counterbalancing the crisp white of the surrounding walls.

To the rear of the dining table, light flows in through a window overlooking the wood store.

A second trio of elegant pendant lights is suspended above the curved worktop of the central island, fitted with an array of storage cupboards and drawers.

On the walls to either side, floor-to-ceiling white gloss units conceal an array of cupboard space alongside a Bosch built-in double oven, microwave, fridge, freezer, washing machine and dishwasher in this classy German Schüller fitted kitchen.

Integrated appliances also include a five-plate gas hob, with extractor hood above, set before black glass splashback.

Take a seat at the breakfast bar on the end of the slate-effect central island and enjoy an unhurried breakfast of coffee and buttered toast before work as the kids collect their packed lunches.

Ahead, sliding doors open into a stunning bonus room; the orangery.

Large, cream-coloured tiles coat the floor; with light and verdant views pouring in through the wall of windows overlooking the flowers and plants outside. A true extension of the garden, the orangery brings indoors and outdoors together in an uninterrupted flow.

Stealing the scene is a contemporary multi-fuel burner, set upon a flagged hearth before a textured slate feature wall. Where better to enjoy the garden, whatever the weather, than here, curled up in front of the toasty glow?

Spotlighting above helps create a truly sophisticated feel in this section of the home.





Take the staircase up to the first floor, where a mezzanine landing overlooks the hallway below.

Spacious and bright, the high white ceiling reflects light throughout.

Sneak a peek into the modern tiled bathroom featuring WC, wash basin and shower, located to the right.

To the left, a fully-fitted office contains plentiful storage, drawers, desk and wardrobe; the ideal solution for those working from home part time or full time.

Two more bedrooms await on this uppermost, dormer level.

Sumptuously decorated in pale grey and soft yellow tones and clad in cream carpet is the large master bedroom to the right. Replete with fitted wardrobes and dressing table, this room overlooks the leafy privacy of the rear garden.

Refresh, revive and restore your senses in the large, contemporary and fully tiled ensuite bathroom.

Sink back and soak in the large P-shaped bath, fitted with Mira shower above, before plucking a fluffy warm towel from the black heated rail.

Stash all your toiletries in the array of drawers and cupboards fitted within the units in which the WC and wash basin are located.

Sandy grey tiles with slate coloured feature strip coat the walls and floor.

Finally, arrive at another double bedroom, featuring fitted wardrobes and with space for plenty more. Looking out over the leafy, garden, this is a peaceful and private bedroom.

Return downstairs to take a tour of the wraparound, tiered gardens.

Enter a tropical paradise, with a variety of colourful, established planted and pot shrubs and trees creating a canopy of privacy for your enjoyment.

Enjoy the sunshine on one of the convenient patios, or discover a hidden seating area amid the boughs.

Two sheds provide storage for all your gardening essentials and furniture.



So convenient and accessible, yet utterly rural. Step out of the front door and discover a myriad of local countryside walks.

Golfers are well placed, with both Dunscar and Turton Golf Clubs close at hand, only moments' drive away.

Dine out at one of the many restaurants and centres of epicurean excellence, such as CIBO Italian Eatery, only five minutes' walk away.

Commuters are perfectly poised, close to Bromley Cross Rail Station, with shops and off-licences also only five minutes' drive from the front door.

Families can choose from a number of nearby schools including Walmsley Church of England Primary School, Egerton Community Primary School and Eagley Infants School, all within walking distance.

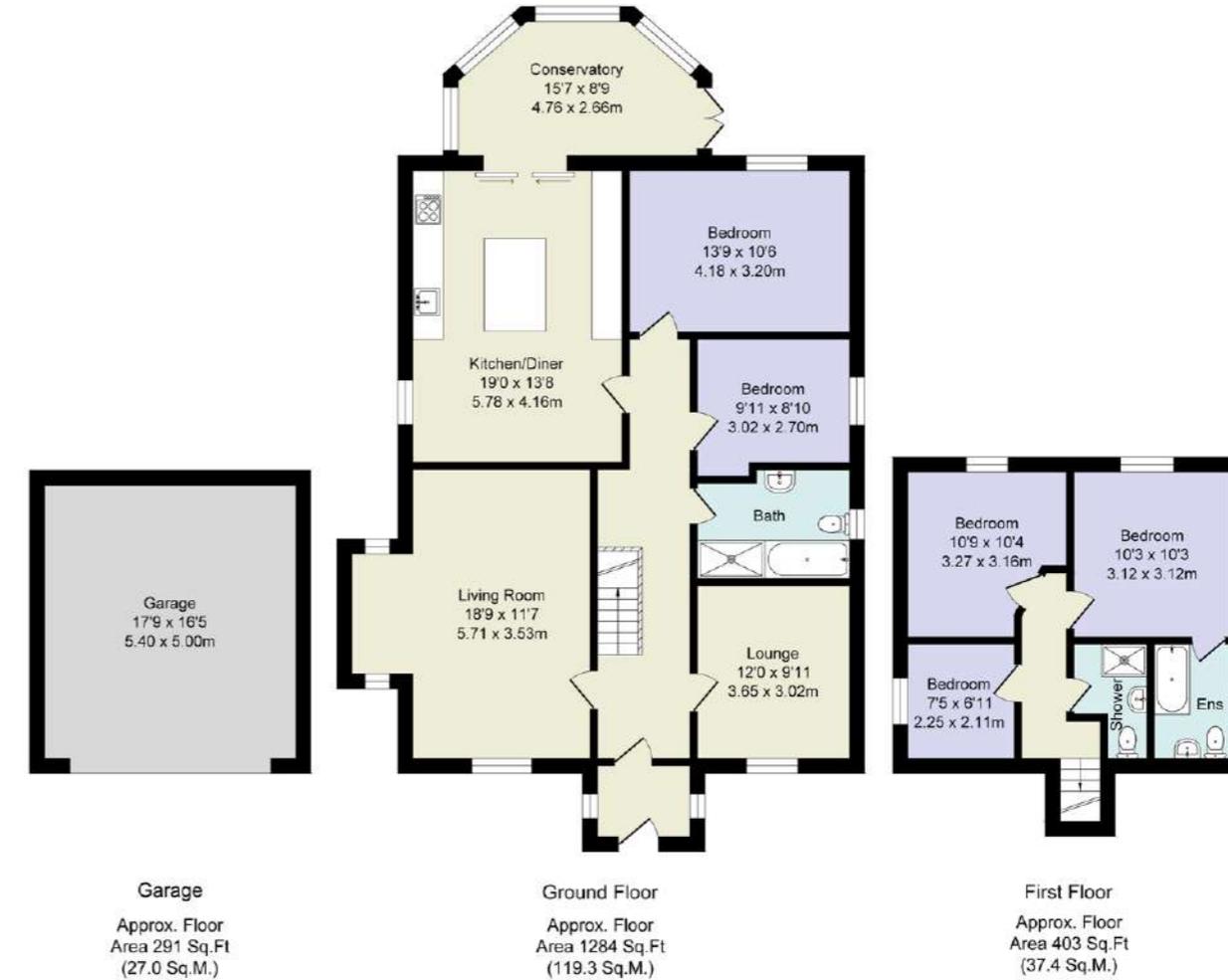
For a family home blessed with bedrooms galore, Number 59, Blackburn Road is a home that keeps on giving.

Start your new chapter today and book your viewing for Number 59, Blackburn Road.

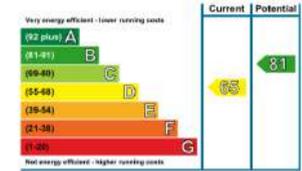


## Blackburn Road, Egerton Total Approx. Floor Area 1978 Sq.ft. (183.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



## 59 Blackburn Road EGERTON





59 Blackburn Road  
— EGERTON —

**WAINWRIGHTS**  
ESTATE AGENTS

To view 59 Blackburn Road  
Call Kelly on 01204 773556  
Email: [kelly.woolford@wainwrightshomes.com](mailto:kelly.woolford@wainwrightshomes.com)