





Find your way out of the rough and into the green, at Number Three, Hove Close in Greenmount.

Minutes from Greenmount village and with the fairways of Greenmount Golf Club behind, prepare to be bowled over by this spacious home, designed for contemporary family living.

Park up on the large, block paved driveway, where an integral garage sits beneath the Tudor-style gable front of Number Three.

Clipped hedgerows provide privacy for the front lawn, presenting a leafy outlook from the front windows.

Take the path to the front door and step inside. Welcome home. Emerge into a spacious and bright porch, where light suffuses the space courtesy of tall, broad windows. With ample room to de-boot and remove coats, there is space for an umbrella stand, coat rack and more.

Inbuilt storage lies to the furthest wall.

A glazed door invites the light flow through into the entrance hall beyond, where wood flooring stretches out underfoot.

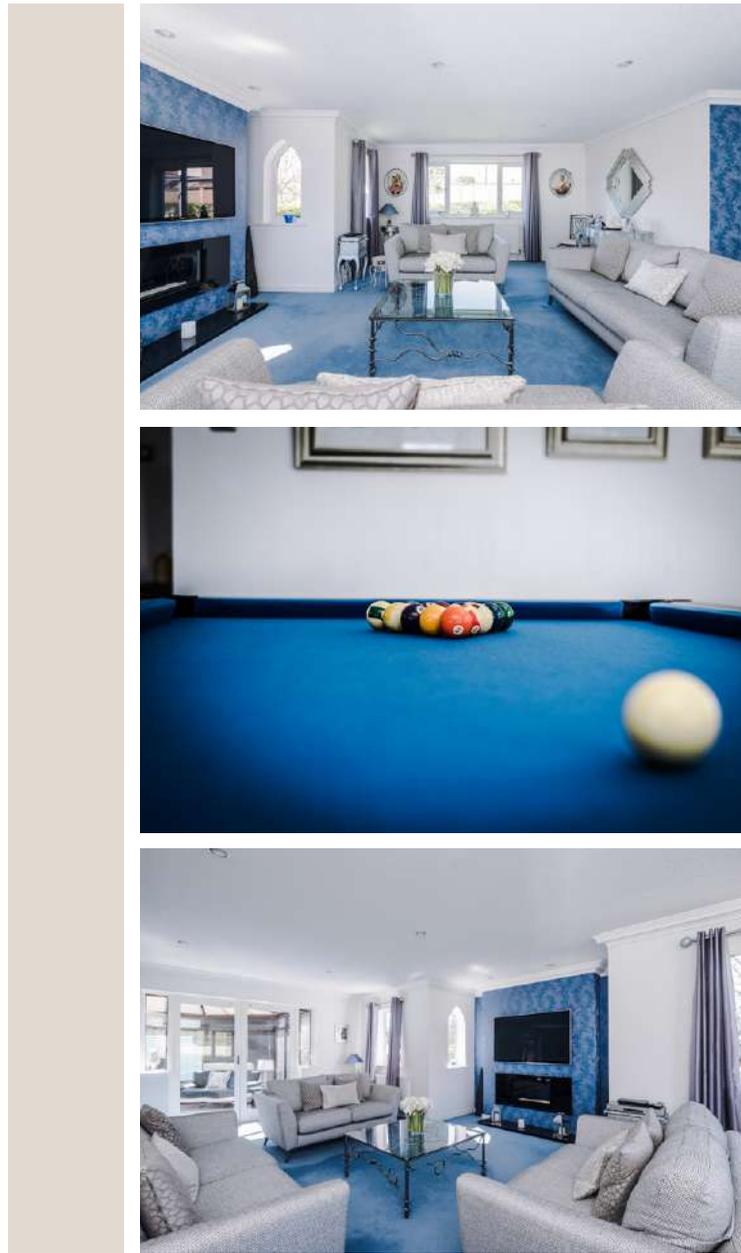
## SOCIABLE SPACES

Step through the double doors to the right, into a warmly inviting living room, where tantalising raspberry tones coat the feature chimney breast wall ahead. Counterbalancing the festive tones, the remaining walls are painted crisp white, with laminate floor underfoot. Light flows in through a collection of front-facing windows. Snuggle up in front of the real-flame gas fire and enjoy movie night with the family.

So spacious is this room, a large dining table sits to the rear, before a window overlooking the lush green lawn to the front.

Returning to the entrance hall, sneak a peek at the stunning, white-spindled, returning staircase, central to the main hall, before taking the next door on the right.





## FAMILY GOALS

Welcome to the family games room. Supremely spacious with blue and grey tones creating a calm, relaxing atmosphere, there is a large pool table to the centre. Ahead, three sizeable sofas create a cosy seating area in front of the gas fire. Arced feature windows to the side of the chimney breast draw daylight in, complemented by further, broad windows to both sides.

The ultimate entertaining home, double doors lead through to the conservatory - and back through to the family games room. Tiled underfoot and heated by stylish radiators, this sunny room features fitted blinds to the windows, and frames tempting views over the garden.



## GO WITH THE FLOW

Flow back through to the entrance hall, peeping through to the fully tiled, spacious family bathroom which contains a crisp white corner bath, WC and washbasin, before following your nose through to the enormous, family kitchen.

Styled and crafted for seamless, practical and stylish dining, this Stuart Fraser kitchen features floor to ceiling fitted units.

Smooth cupboards, with a hint of grey, sit above and below robust worktops, with olive grey walls behind, dotted with a selection of chrome sockets for blenders, coffee machines and more. Downlighting sits beneath the units, casting a helpful glow over the preparation spaces.

Accommodated within the units is an array of appliances including a double oven, with an inset, grooved drainage sink and induction hob set within the worktops. At the end of the 'L' shaped



kitchen is a large breakfast bar, with seating for four, with another corner sofa set before the bifold doors. Spacious, family-focused rooms abound at Number Three, Hove Close.

Peep through to the utility room, clad in the same smooth cream tiling as the kitchen. In here discover a double cupboard, washing machine, dryer, freezer, sink and further storage. A door leads directly through to the garage - a handy entrance when bringing in shopping.

Before heading upstairs to discover what blissful bedrooms await you at Hove Close, pay a visit to the cosy snug. Perfect for romantic evenings in, this neutrally decorated room is clad in wood flooring and is toasty warm courtesy of two radiators. Overlooking the verdant hedging and front lawn, total privacy is ensured for a quiet night in front of the television.

## STYLISH & SERENE

Take the returning, white spindled staircase up to the first floor. Plushly carpeted in on-trend grey, the stairs summit at a light landing.

Turning left, step onto laminate flooring in a front-facing, sumptuous bedroom. Taupe tones mingle with cream, as chic wallpaper backs the wall behind the double bed.

Set within a wall of built-in wardrobes, this room has a comprehensive supply of storage. A dressing table and television unit are also conveniently fitted. Views from a window on the right take in the comings and goings of quiet Hove Close, with distant fells also outlined. The fairways of Greenmount Golf Course are framed to the left.

Directly opposite, step into this guest bedroom's mirror image. Clad in laminate flooring, with chic tones adorning the walls and an array of fitted furniture, this double bedroom overlooks the rear garden and garage.

From the peak of the stairs, turning right, the first floor family bathroom sits on the left. Clad in black tiling to the walls and stone coloured tile to the floor, this bathroom features twin wash basins, WC, shower cubicle and built-in storage. Natural light pours in from above.





## A MASTERPIECE

Opposite, sneak a peek at the nursery. A cosy single bedroom, sloped ceilings, plush grey carpet and garden views make this splendid space extra special.

Prepare to have your breath duly taken by the all-rounder master bedroom, next door...

Dusky pink walls, crisp white ceilings and toe-sinkingly soft grey carpet combine to create a peaceful and indulgent feel.

Supremely spacious, windows to the rear frame views out over the golf course, with roof lights above drawing illumination through the room. Fitted furniture serves every conceivable storage need.

Refresh and revive in the white tiled ensuite, with a decorative border of pink running around.

Every well-dressed woman's (and man's) dream awaits... a fully fitted walk-in wardrobe, carpeted underfoot and with so many drawers and cupboards surrounding. It even has a fitted dressing table, with spotlighting above to ensure your look is just right for the night.



## ENTERTAINING HAVEN

Returning downstairs, step outside into the glorious garden. Privets provide perfect privacy to the rear, enabling total relaxation as you recline on your sun lounger atop the bleached decking in this south facing, suntrap garden.

Artificial lawn stretches around to the right, providing a clean and hygienic playing area for children and pets.

In addition to the integral garage, the current owners also have a garage for storage, handy too for patio furniture.





## NEAR & FAR

Nestled in one of the finest villages in the West Pennine Moors, step outside and explore your new neighbourhood.

Perfectly poised for outdoor sports, why not consider making the most of the rolling greens seen from the master bedroom? Greenmount Golf Club is moments from the doorstep. A family friendly golf club - book a series of individual or group lessons and learn from the experts.

Cricket fans can get to know the neighbours at the local cricket club, less than ten minutes' walk away. Fresh air and nature are in abundant supply, with Holcombe Hill a much-loved local walk.

Head to the Hub Tea Rooms for a spot of afternoon tea or a most reasonably priced breakfast of toasted tea cakes or a bacon sandwich.

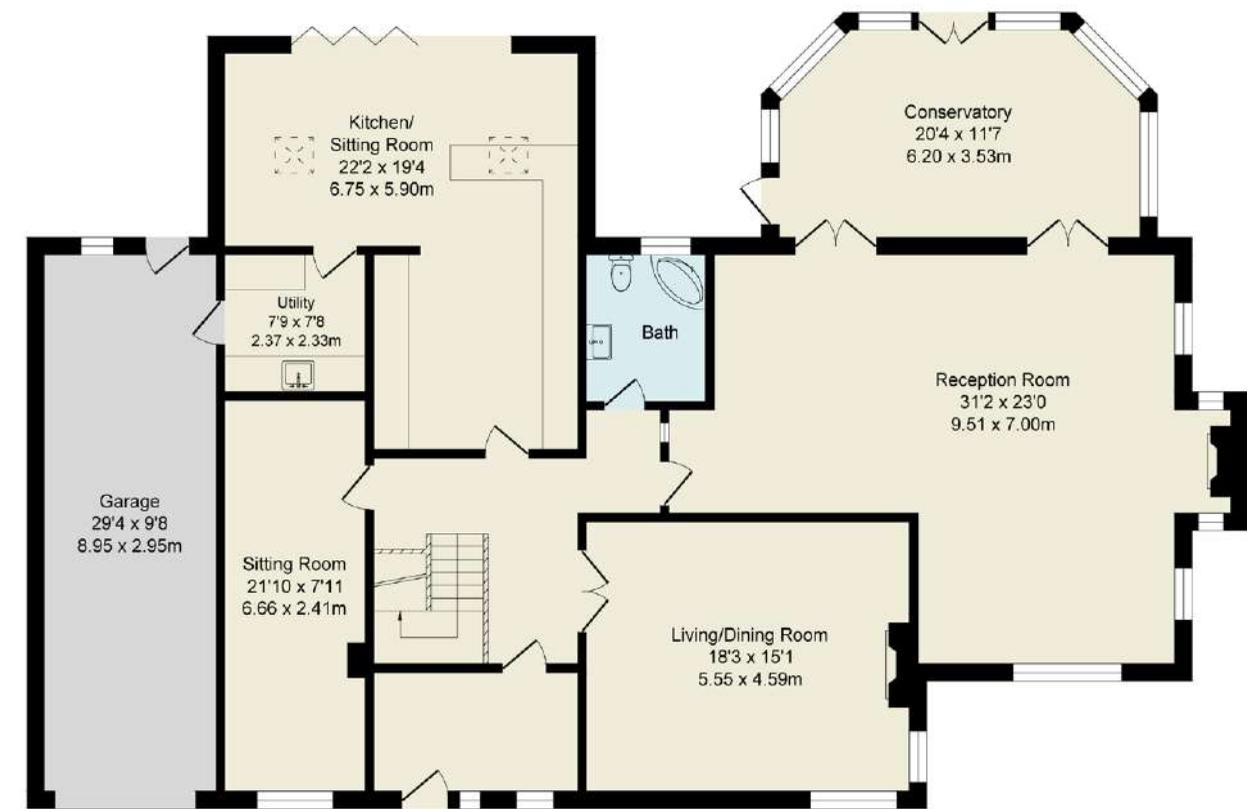


For a more robust meal, why not treat the family to dinner at the local Miller and Carter and sample hand-cut, 30-day aged steak. For meat lovers, Greenmount Butchers are also located in the village.

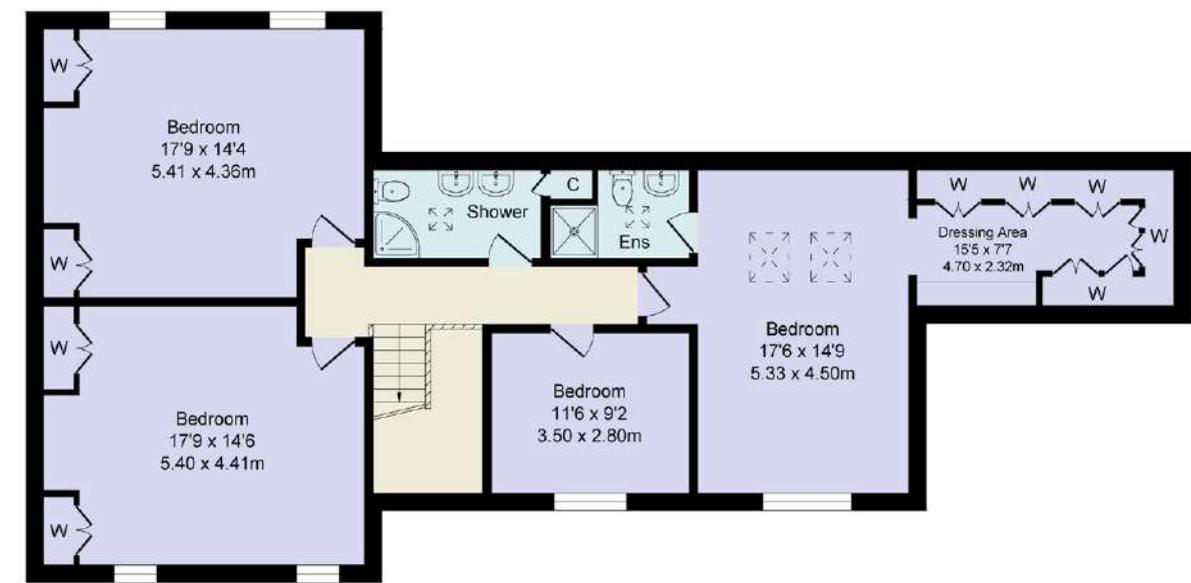
With many well-reputed primary and secondary schools in the locale, families could not be better placed than in the village of Greenmount. Commuters are also well placed for links to Bolton, Manchester and across the region.

For a spacious family home, centred around being together and yet independent, Number Three, Hove Close is an extraordinary home, where room leads onto room.

Free-flowing, spacious, and finished to the highest specification, don't miss out on the opportunity to start your new year in the dream family home.



Ground Floor  
Approx. Floor  
Area 2285 Sq.Ft  
(212.3 Sq.M.)



First Floor  
Approx. Floor  
Area 1210 Sq.Ft  
(112.4 Sq.M.)

Hove Close  
Total Approx. Floor Area 3495 Sq.ft. (324.7 Sq.M.)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   D	60   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**WAINWRIGHTS**  
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To view 3 Hove Close  
Call 01204 773556  
Email: [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)