



Plot 4, Bordina Lodge, Dodds Farm Lane, Aspull, WN2 1PU



**REGAN &  
HALLWORTH**  
The Professional Estate & Letting Agents

## Plot 4, Bordina Lodge, Dodds Farm Lane, Aspull, WN2 1PU

*A distinctive three bedroom detached bungalow with detached double garage on exclusive gated development.*



- Substantial detached bungalow
- Detached double garage
- Traditional elements & modern design
- Stunning kitchen & family room
- Impressive lounge with feature staircase
- Three bedrooms / Ensuite to master
- Mezzanine with library room/study
- 2017 SQ.FT. / Freehold

Dorbcrest Homes, one of the north-west's most acclaimed builders build homes of true distinction. Located on a highly exclusive gated development of just five detached homes is this outstanding detached bungalow that has been designed to represent a farm style building perfectly suiting the highly desirable profile of this semi-rural village setting, Bordina Lodge is a truly unique single storey dwelling with a lounge that features a vaulted ceiling and a stunning spiral staircase leading to a mezzanine with a library/study area and ample storage. All the rest of the accommodation is on the ground floor and infuses the traditional elements of a bungalow with cutting-edge contemporary interior design. It comprises of three double bedrooms with an ensuite shower room to the master bedroom giving the whole property a feeling of space and quality. Outside there is a generous south facing rear garden that is not overlooked.

Regan & Hallworth are delighted to work in conjunction with highly acclaimed builder Dorbcrest Homes on this small and exclusive gated development which is very different from any other as all the houses boast an individual design and uniquely styled interiors plus feature much larger plots than you typically find on modern estates.

Dorbcrest Homes have established themselves as a premier builder and the overall specification with this development will be incredibly high throughout. The house will be built and finished with luxury fixtures and fittings including uPVC double glazing in Oak finish as standard, Rock front door, security alarm system, Porcelanosa ceramic tiling, Roca bathrooms plus a choice of quality fitted kitchens with a full range of built in Neff appliances including oven, combination microwave/oven, warming drawer, fridge freezer, dishwasher, & wine cooler.

Externally the property benefits from large enclosed gardens to front and rear also which will be turfed and landscaped with Indian stone patio and pathways. The estate will have a secure gated entrance with remote control & pedestrian access with a private driveway leading to a detached brick built double garage with remote controlled doors. For any client wanting a bespoke specification then the builder is offering a tailored interior design service allowing a buyer the opportunity to choose exactly how the house will look.

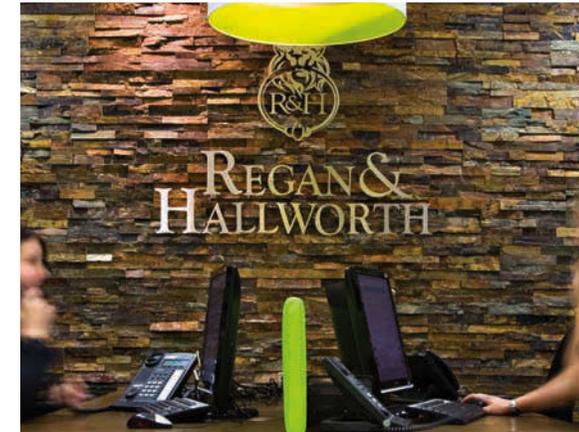




Location is always one of the most important things to consider with a new home. That's why Dorbcrest Homes choose their developments very carefully, and at Dodds Farm, this is the perfect spot. Aspull is a great area, offering families all they need to prosper and live well. Employment and education are excellent and Haigh Hall Country Park is close by. Additionally Middlebrook Retail & Leisure Park, Bolton & Manchester town centres are just a short drive away yet the property sits within charming countryside with woodland walks right on the property's doorstep.



TOTAL APPROX. FLOOR AREA 2017 SQ.FT. (187.4 SQ.M.)  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements and land sizes are quoted approximately. Tenure- Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. Council Tax - You are advised to contact the local authority for details. Wigan: 01942 244991 West Lancashire: 01695 585258 Chorley 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



The Farmhouse, Dodds Farm Lane, Aspull, WN2 1PU



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# The Farmhouse, Dodds Farm Lane, Aspull, WN2 1PU

*A truly remarkable & characterful 5 bed new build detached house in village setting.*

**DORBCREST** *Homes*

- Characterful new build detached house
- Flexible three storey accommodation
- Large gardens front, side & rear
- Stunning open plan kitchen
- Detached double garage
- High specification luxury finish
- Designer bathrooms
- 1987 SQ.FT/FREEHOLD

Regan & Hallworth are delighted to work in conjunction with highly acclaimed builder Dorbcrest Homes on this small and exclusive development of just five bespoke detached homes that have all been designed to represent farm style buildings that perfectly suit the highly desirable profile of this semi-rural village setting. This is very different from any other development as all the houses boast an individual design and uniquely styled interiors plus feature much larger plots than you typically find on modern estates.

Plot 1 is a striking home with a characterful exterior that represents a Georgian farmhouse. It incorporates three storey flexible living accommodation comprising a welcoming entrance hallway with storage, formal lounge plus a study. This stunning home also features an inspirational open plan kitchen layout with space for cooking, socialising and family time plus two bi-folding doors that open out into the rear garden. A separate utility room and ground floor cloakroom/WC completes the accommodation downstairs whilst upstairs on the 1st floor there is a principle four piece family bathroom and three double bedrooms including the master which has an ensuite shower room with his and hers sinks. On the 2nd floor are two more generously sized double bedrooms both served by a shower room.

Dorbcrest Homes have established themselves as a premier builder and the overall specification with this development will be incredibly high throughout. The house will be built and finished with luxury fixtures and fittings including uPVC double glazing in Oak finish as standard, Rock front door, security alarm system, Porcelanosa ceramic tiling, Roca bathrooms plus a choice of quality fitted kitchens with a full range of built in Neff appliances including oven, combination microwave/oven, warming drawer, fridge freezer, dishwasher, & wine cooler.

Externally the property benefits from large enclosed gardens to front, side and rear which will be turfed and landscaped with Indian stone patio and pathways. The estate will have a secure gated entrance with remote control & pedestrian access with a private driveway leading to a detached brick built double garage with remote controlled electric garage doors. For any client wanting a bespoke specification then the builder is offering a tailored interior design service allowing a buyer the opportunity to choose exactly how the house will look.





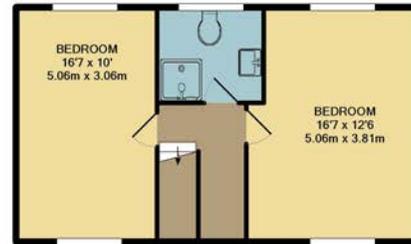
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GROUND FLOOR  
APPROX. FLOOR  
AREA 797 SQ.FT.  
(74.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 710 SQ.FT.  
(66.0 SQ.M.)

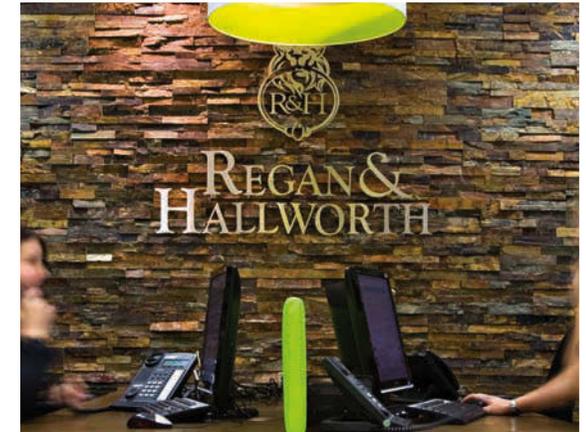


2ND FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1987 SQ.FT. (184.6 SQ.M.)

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