

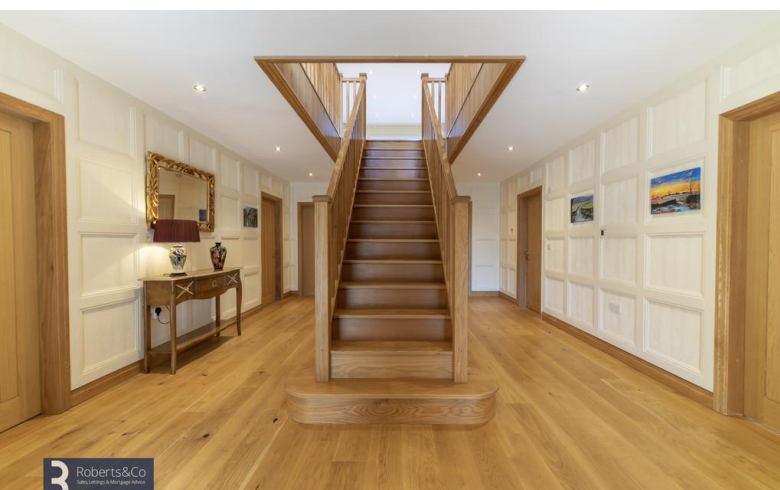


Meadowcroft Gardens Whitestake

- Executive Detached Property
- Set on a Private Gated Enclave of Similar Homes
- 7 Bedrooms, 6 Bathrooms
- Underfloor Heating To Groundfloor

Asking Price Of £1,000,000

EPC Rating 'B'





Property Description

We are delighted to present to you this executive style detached property, set on a private cul de sac, forming part of a gated enclave of just fourteen homes of Meadowcroft Gardens, in the small village of Whitestake. Whilst in a rural location there are great transport links to the nearby areas of Preston and Southport. There are several good schools in the catchment area at both primary and secondary level. This seven-bedroom residence offers superb living accommodation arranged over three floors. Boasting a high standard of finish throughout, the property features an array of attributes such as solid oak internal woodwork throughout, bespoke solid oak staircases to all floors, high specification bathrooms and high end contemporary German designed kitchen incorporating integrated appliances such as Miele, Siemens and Alica. The home also benefits from a Central Vacuum system and modern home security system. The accommodation itself briefly offers; a stunning entrance hallway leading to, study, dining room, formal lounge, ground floor shower room, family dining kitchen, and utility. Solid oak staircase leading



to the first-floor landing, with dual aspect balcony's, four double bedrooms, two with dressing room and ensuite, and a stunning four-piece family bathroom. Solid oak staircase leading to the second floor, where the master bedroom with dressing area and ensuite bathroom, and two further double bedrooms, one with ensuite and dressing room and one with fully fitted wardrobes. Externally the property offers driveway parking for several cars, leading to a double detached garage with workshop and large storeroom above. Featuring a range of flagged and stone patios to the rear garden great for outdoor entertaining. This property really is a true credit to the current owners, were timeless classic meets contemporary living. Viewing is essential to fully appreciate the size and setting this home has to offer.

OPEN PORCH

ENTRANCE HALL

22' 1" x 15' 0" (6.73m x 4.57m) * Composite door to the front * Solid oak flooring * Under floor heating * Stylish wall panelling * Ceiling spot lights * Bespoke solid oak stair case to first floor *

DINING ROOM

18' 2" x 14' 10" (5.54m x 4.52m) * UPVC double glazed window * Solid oak flooring * Under floor heating * Ceiling light *

STUDY

14' 11" x 14' 11" (4.55m x 4.55m) * UPVC double glazed window * Solid oak flooring * Under floor heating * Ceiling light *

LOUNGE

27' 2" x 14' 10" (8.28m x 4.52m) * 2 UPVC double glazed windows and sliding doors to rear * Solid oak flooring * Under floor heating * Ceiling light * Feature chimney breast- with stone fire surround and wood burning stove *

FAMILY ROOM/ DINING KITCHEN

17' 3" x 30' 4" (5.26m x 9.25m) * 2 UPVC double glazed windows and sliding doors to garden * Solid oak flooring * Under floor heating * Ceiling lights and ceiling spot lights * Range of wall and base units * Contrasting granite worktops and upstands * 2 Miele Electric ovens with warming trays * Stainless steel inset sink- boiling hot water tap * Under cupboard spot lights * Integrated fridge * Integrated Miele dishwasher * Island incorporating- Siemens Induction hob * Alica extractor * Breakfast bar *

UTILITY ROOM

* UPVC double glazed external door * Wall and base units * Contrasting granite work tops and upstands *





Stainless steel sink * Space and plumbing for washing machine * Space for dryer * Integrated freezer * Tiled flooring * Extractor * Boiler * Central Vacuum system *

GROUND FLOOR SHOWER ROOM

* Walk in shower * Villeroy Bosh wall hung WC * Fiora wash hand basin vanity unit with matching mirror * Fully tiled walls and floor * Ceiling spot lights * Extractor * Granite work tops *

LANDING

* Dual aspect UPVC sliding doors to balcony areas * Large open sitting area * Solid oak flooring * Central heating radiator * Cylinder cupboard- housing hot water tank * Solid oak stair case to second floor *

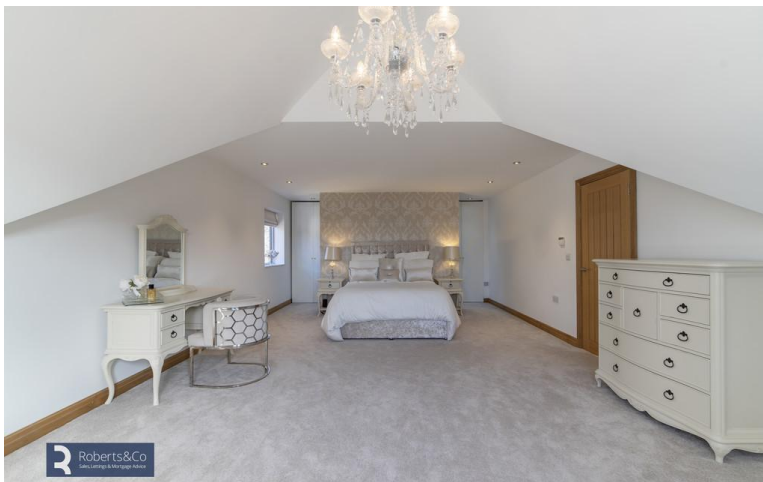


BATHROOM

7' 1" x 14' 10" (2.16m x 4.52m) * UPVC double glazed window * Villeroy Bosh extra large bath with water fall tap * Villeroy Bosch WC * Keuco under mount basin vanity unit * Touched mirror cabinet * Ceiling spot lights * Walk in shower * WC * Tiled flooring * Heated towel radiator * Extractor *

BEDROOM FOUR AND DRESSING ROOM

18' 6" x 14' 11" (5.64m x 4.55m) * 2 UPVC double glazed windows * Central heating radiator * Ceiling light * Carpet flooring * UPVC double glazed door to north facing balcony- wall lights and tiled flooring, cast iron railings ** Dressing room - ceiling spot lights and carpet flooring * Ensuite *



BEDROOM FOUR ENSUITE

11' 6" x 10' 11" (3.51m x 3.33m) * UPVC double glazed window * Villeroy Bosh suite * Fully tiled walls and floor * Walk in shower units * Wash hand basin vanity unit with touch light mirror * WC * Ceiling spot lights * Heated towel radiator * Bath * Extractor *

BEDROOM FIVE

18' 3" x 14' 11" (5.56m x 4.55m) * UPVC double glazed window * Oak flooring * Ceiling light * Central heating radiator * Large Storage cupboard * Ensuite *

BEDROOM FIVE ENSUITE

6' 9" x 11' 4" (2.06m x 3.45m) * UPVC double glazed window * Villeroy Bosh suite * Walk in shower * WC * Wash hand basin vanity unit * Fully tiled walls and floor * Heated towel radiator * Ceiling spot lights *

BEDROOM SIX

15' x 14' 11" (4.57m x 4.55m) * UPVC double glazed window * Central heating radiator * Carpet flooring * Ceiling light *

BEDROOM SEVEN

12' 9" x 15' 0" (3.89m x 4.57m) * UPVC double glazed





window * Oak flooring * Ceiling light * Central heating radiator *

SECOND FLOOR LANDING

34' 2" x 15' 3" (10.41m x 4.65m) * Carpet flooring * Ceiling light * Central heating radiator * Access to loft via pulldown ladder *

LOFT

* Fully boarded * 2 Velux windows * Ceiling light * Hoover point- Central Vacuum System *

BEDROOM ONE/ DRESSING AREA

22' 1" x 15' 0" (6.73m x 4.57m) * 2 UPVC double glazed windows * Central heating radiator * Carpet flooring * Ceiling spot lights * Built wardrobes * Ensuite *



BEDROOM ONE ENSUITE

18' x 14' 10" (5.49m x 4.52m) * 2 UPVC double glazed windows * Keuco suite * Ceiling spot lights * Free standing Victoria & Albert egg bath * Vanity unity sink * WC * Tiled flooring * Lighted mirrored cabinet * Walk in double shower * Extractor *

BEDROOM TWO AND DRESSING ROOM

19' 10" x 15' (6.05m x 4.57m) * UPVC double glazed window * Carpet flooring * Built in wardrobes * Ceiling light and spot lights * Central heating radiator * Walk in dressing room and Ensuite *



BEDROOM TWO ENSUITE

8' 3" x 8' 2" (2.51m x 2.49m) * UPVC double glazed window * Villeroy Bosh suite * Tiled flooring * WC * Wash hand basin vanity unit * Standard bath * Ceiling spot lights * Heated towel radiator * Extractor *

BEDROOM THREE

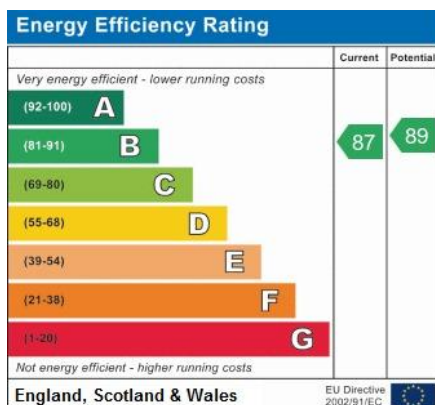
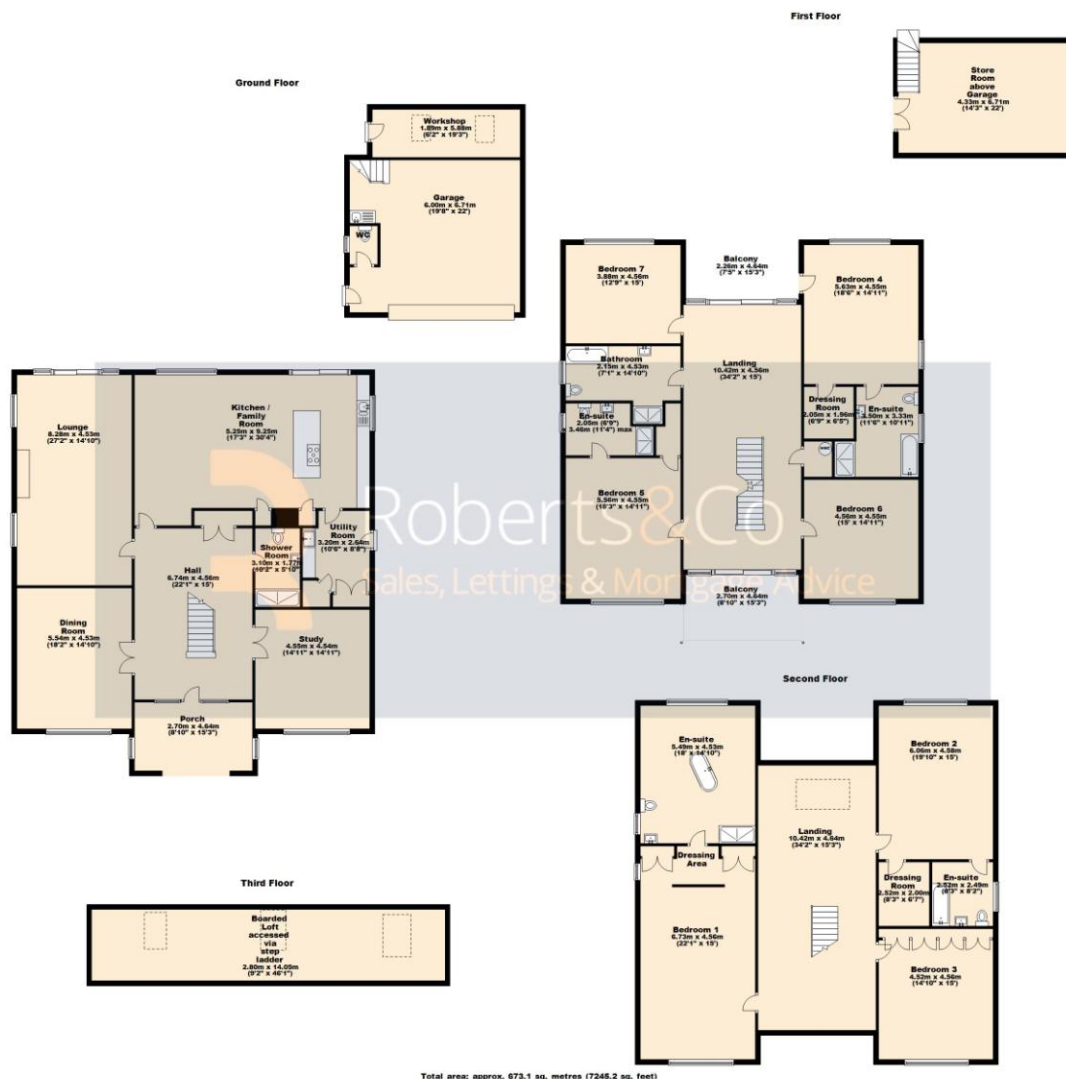
14' 10" x 15' 0" (4.52m x 4.57m) * UPVC double glazed window * Carpet flooring * Built in wardrobes * Ceiling light * Central heating radiator *

OUTSIDE

* Tarmac driveway with ample parking for several vehicles * Garden fronted * Rear garden * Raised established flower beds * Paved patio area * Stone paths * Detached garage with up and over door- WC and sink stairs to a store room with Juliette balcony overlooking garden * Workshop * 2 Wooden velux windows * Lighting and power * Copper tree water feature *



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.



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