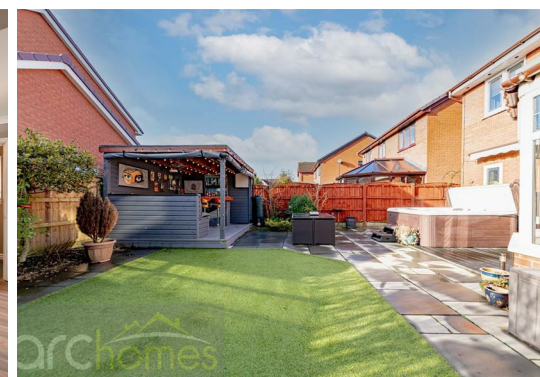




37 Broadwell Drive, Lancashire WN7 3NE £425,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning larger than average four bedroom detached family home positioned within a very sought after Pennington location. This beautiful home is a credit to the current owners and boasts excellent family accommodation together with ample parking and lovely private gardens finished with an outdoor bar. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into the spacious sitting room. Double doors from the sitting room leads into the impressive kitchen dining room finished with high end units, appliances and breakfast bar. To the rear sits the fantastic sun room which overlooks the gardens and is finished with a glazed ceiling lantern. Just off the kitchen is a handy utility room and downstairs cloakroom. There is a well proportioned study, which could be utilised as an additional bedroom completing the ground floor. To the first floor are four generous bedrooms and a modern bathroom. Two of the bedrooms benefit from a modern en suite shower room. Outside, the front gardens are open plan and provide ample off road parking. The encased rear gardens are well presented and provide generous outdoor space. The rear gardens house an impressive bar area which is ideal for the entertainers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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