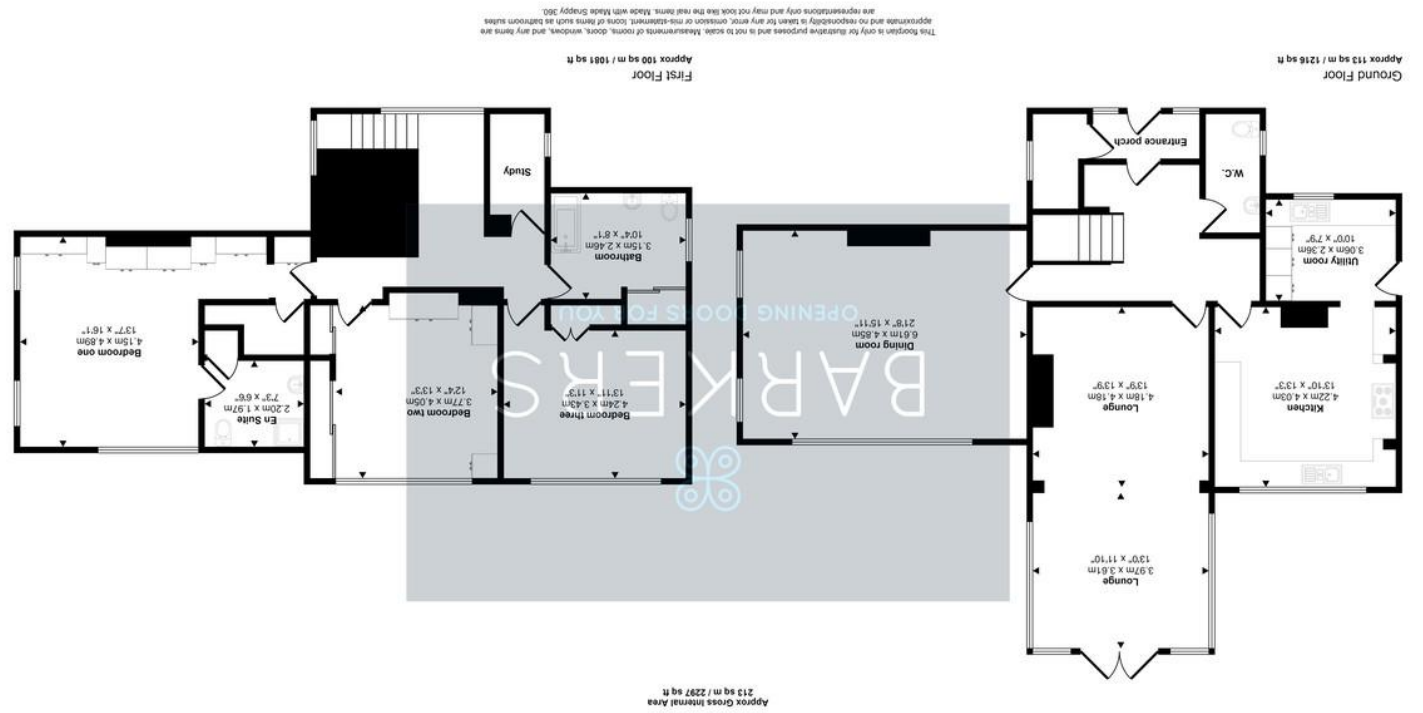


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A	92+
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E	39-54
F	21-38
G	1-20



Offers In Excess Of £745,000

- MAGNIFICENT DETACHED RESIDENCE
 - GENEROUS GATED PLOT
 - SUBSTANTIAL GARDENS
 - ENTRANCE PORCH, RECEPTION HALL
 - LOUNGE, ORANGERY, DINING ROOM
 - KITCHEN, UTILITY ROOM
 - CLOAKS/W.C.
 - THREE DOUBLE BEDROOMS, STUDY
 - EN-SUITE SHOWER ROOM, FAMILY BATHROOM
 - DRIVEWAY & DOUBLE GARAGE



Full Description

DESCRIPTION

Rare to the market is this magnificent and unique detached residence which occupies a generous, well maintained plot in the highly sought after village of Scholes. This substantial family home has an impressive approx. 2297 sq feet of living space and boasts a wealth of character, spacious and light rooms and must be viewed to be appreciated. Ideally situated within easy reach of local schools, amenities, bus routes and is just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Reception lobby, reception hall, cloaks/W.C., lounge with orangery, dining room, breakfast kitchen, utility room, three double bedrooms (master with en-suite and dressing room/walk-in wardrobe), study and family bathroom. Externally the grounds are accessed via electronically operated gates which lead to a driveway with turning area which provides private parking for multiple vehides and leads to a detached double garage. There is a lawned garden to the front with planted borders and a substantial enclosed garden to the rear which has two patio areas, lawn and two summerhouses/storage sheds. This delightful garden provides an ideal space for entertaining and al-fresco dining.

RECEPTION LOBBY

An oak external door leads into the reception lobby which has an attractive mosaic tiled floor with underfloor heating and a useful storage room with a window. A door leads into the reception hall.

RECEPTION HALL

This impressive reception hall has doors lead to the cloaks/W.C., kitchen, lounge and dining room. A superb sweeping staircase leads up to the galleried landing.

CLOAKS/W.C.

Fitted with a two piece suite comprising low flush WC and pedestal hand wash basin.

BREAK FAST KITCHEN

13' 10" x 13' 3" (4.22m x 4.04m)

Featuring a range of bespoke hand painted wall and base units with feature display cabinets, complementary granite work surfaces and an inset 1 1/2 bowl sink with an instant hot water tap and waste disposal unit. 'Aga' range cooker, integrated fridge and an integrated dishwasher. There is an air conditioning unit, tiled flooring and a door leads into the utility room.

UTILITY ROOM

10' 0" x 7' 9" (3.05m x 2.36m)

Featuring a range of bespoke wall and base units with complementary granite work surfaces and an inset sink with a mixer tap. There are a range of integrated appliances including a full height fridge and freezer, washing machine and tumble dryer. Tiled flooring and a door leads out to the side elevation.

LOUNGE

13' 9" x 13' 9" (4.19m x 4.19m)

This generous reception room flows into the orangery which measures 13'0" X 11'10" and has French doors leading out to the rear garden.

DINING ROOM

21' 8" x 15' 11" (6.6m x 4.85m)

This generous second reception room has windows to two elevations giving an abundance of natural light.

GALLERIED LANDING

Doors lead to three double bedrooms, study and the house bathroom. Dual aspect windows provide an abundance of natural light.

BEDROOM ONE

16' 1" x 13' 7" (4.9m x 4.14m)

Double room with fitted wardrobes offering plentiful storage with co-ordinating drawers, dressing table and display cabinets. There is a useful dressing room/walk-in wardrobe and a door leads to the en-suite shower room.



EN-SUITE SHOWER ROOM

7' 3" x 6' 6" (2.21m x 1.98m)

Fitted with a three piece white suite which comprises of a double shower cubicle, W.C. and a wash basin inset into a vanity unit. Heated towel radiator, tiled walls and a useful storage cupboard.

BEDROOM TWO

13' 3" x 12' 4" (4.04m x 3.76m)

Double room with built-in wardrobes to two walls offering plentiful storage. This room enjoys beautiful views over the rear garden and beyond.

BEDROOM THREE

13' 11" x 11' 3" (4.24m x 3.43m)

Double room with built-in wardrobes offering plentiful storage. This room enjoys beautiful views over the rear garden and beyond.

STUDY

Provides an ideal space for those who work from home.

FAMILY BATH ROOM

10' 4" x 8' 1" (3.15m x 2.46m)

Fitted with a three piece suite which comprises of a corner bath with a shower enclosure over and a shower unit with water jets, W.C. and a wash basin inset into a vanity unit. Inset spotlights to the ceiling.

EXTERIOR

Externally the grounds are accessed via electronically operated gates which lead to a driveway with turning area which provides private parking for multiple vehicles and leads to a detached double garage. There is a lawned garden to the front with planted borders and a substantial enclosed garden to the rear which has two patio areas, lawn and two summerhouses/storage sheds. This delightful garden provides an ideal space for entertaining and al-fresco dining.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - F

