

curtis law

ESTATE AGENTS



Wood Beech Gardens, Clayton-Le-Woods

*** EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME IN PRIME LOCATION ***

Nestled within a prestigious executive residential development, this stunning four-bedroom detached home perfectly combines modern living with timeless character. Offering a spacious and versatile layout, the property boasts a welcoming living room, a bright and airy open-plan kitchen/diner, and a convenient WC. Three generously sized additional bedrooms and a beautifully appointed family bathroom complete the upper floor, offering both comfort and style.

Outside, the home continues to impress with a private driveway providing off-road parking, alongside a single garage and beautifully landscaped front garden. The rear garden is a true highlight - generously sized and offering a peaceful space for entertaining, relaxing, and enjoying the sunshine. This property is ideal for families seeking a move-in-ready home in a sought-after location, offering both comfort and convenience.

This property is situated in a peaceful, private cul-de-sac, offering a tranquil retreat while still being in a prime location with easy access to a wide array of outstanding local amenities. Residents can enjoy nearby shops, supermarkets, leisure facilities, and highly regarded schools. For those who commute, the home boasts excellent transport links, with quick access to the M6 and M61 motorways, as well as nearby train stations offering direct routes to Preston, Manchester, and beyond.

Don't miss out - contact our sales team today to arrange a viewing.

- Detached Family Home
- Four Bedrooms With En-Suite To The Master
- Beautifully Presented
- Established Residential Estate
- Picturesque Views Across Clayton Green
- Single Garage & Driveway
- Recently Refurbished Family Kitchen
- Council Tax Band D
- Leasehold - £200 Per Annum From 2008

Offers in the region of £270,000

Wood Beech Gardens, Clayton-Le-Woods

Ground Floor

Entrance Vestibule

3'10" x 3'6" (1.18m x 1.08m)

Composite front door, ceiling light fitting, doors to lounge and WC, wood effect flooring.

WC

4'8" x 3'6" (1.44m x 1.08m)

UPVC double glazed frosted window, a close coupled dual flush WC, full pedestal wash basin with part tiled splashback, ceiling light fitting, central heating radiator, vinyl flooring.

Living Room

14'11" x 10'8" (4.56m x 3.26m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, door to kitchen/ diner, wood effect flooring.

Kitchen/Diner

19'4" x 14'4" (5.90m x 4.37m)

UPVC double glazed window, uPVC double glazed French doors to rear garden, an open plan kitchen and diner comprising of: a range of matte grey wall and base units with contrasting marble effect worktops, part tiled splashbacks, inset sink with high spout mixer tap, integrated four ring hob with extractor hood, integrated electric oven and grill in eye level unit, integrated fridge freezer and dishwasher, plumbing for washing machine, under counter spotlights, space for dining set, two ceiling light fittings, central heating radiator, coving to ceiling, door to under stair storage, staircase leading to the first floor, vinyl flooring.

Garage

18'8" x 9'2" (5.70m x 2.80m)

Single garage with up and over door to the front of the property.

First Floor

Landing

10'2" x 3'3" (3.12m x 1.01m)

UPVC double glazed frosted window, ceiling light fitting, central heating radiator, coving to ceiling, loft access via hatch, smoke alarm, doors to four bedrooms and a three piece family bathroom suite, additional door to airing cupboard housing hot water tank, carpeted flooring.

Master Bedroom

11'0" x 10'8" (3.37m x 3.26m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built-in bedroom wardrobe, door to en-suite, carpeted flooring.

En- Suite

11'0" x 10'8" (3.37m x 3.26m)

UPVC double glazed frosted window, low level close coupled WC, full pedestal wash basin, enclosed shower cubicle, part tiled elevations, ceiling light fitting, central heating radiator, shaver sockets, vinyl flooring.



Bedroom Two

12'2" x 8'6" (3.72m x 2.60m)

UPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, built in bedroom furniture with spotlights, carpeted flooring.

Bedroom Three

11'0" x 8'4" (3.37m x 2.55m)

UPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, built in bedroom furniture with spotlights, carpeted flooring.

Bedroom Four

9'1" x 8'9" (2.78m x 2.67m)

UPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, built in furniture, carpeted flooring.

Bathroom

6'3" x 5'11" (1.92m x 1.81m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, panel bath with showerhead attachment, part tiled elevations, ceiling light fitting, central heating radiator, shaver sockets, vinyl flooring.

External

Front

Driveway for off road parking, access to single garage via up and over door, well maintained garden with mature tree, path to front door.

Rear

Large and enclosed garden with a lawn and flagged patio, mature shrubbery and trees, gated access to side of property.

Agents Notes

Tenure: Leasehold - 999 years from 01/01/2008 to 1st Jan 3007

- Ground Rent: £200 per annum from 1st Jan 2008

- Service Charge: £130 per annum

Council Tax Band: D - Chorley

Property Type: Detached

Property Construction: Brick built

Water Supply: Mains, water meter

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband/ Internet Speed: Sky

Mobile Signal: Good

Building Safety: No known issues

Restrictions: Unknown

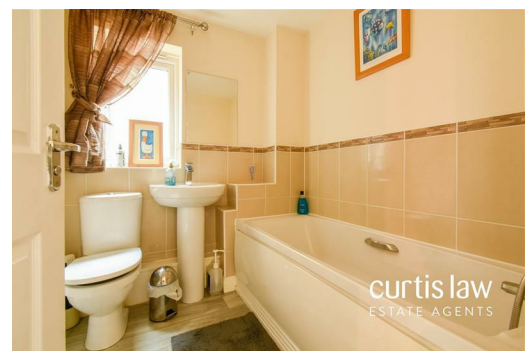
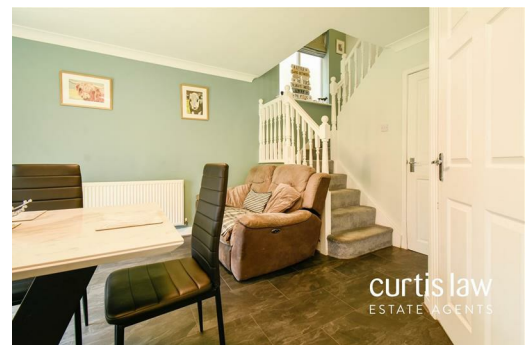
Rights & Easements: Unknown

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

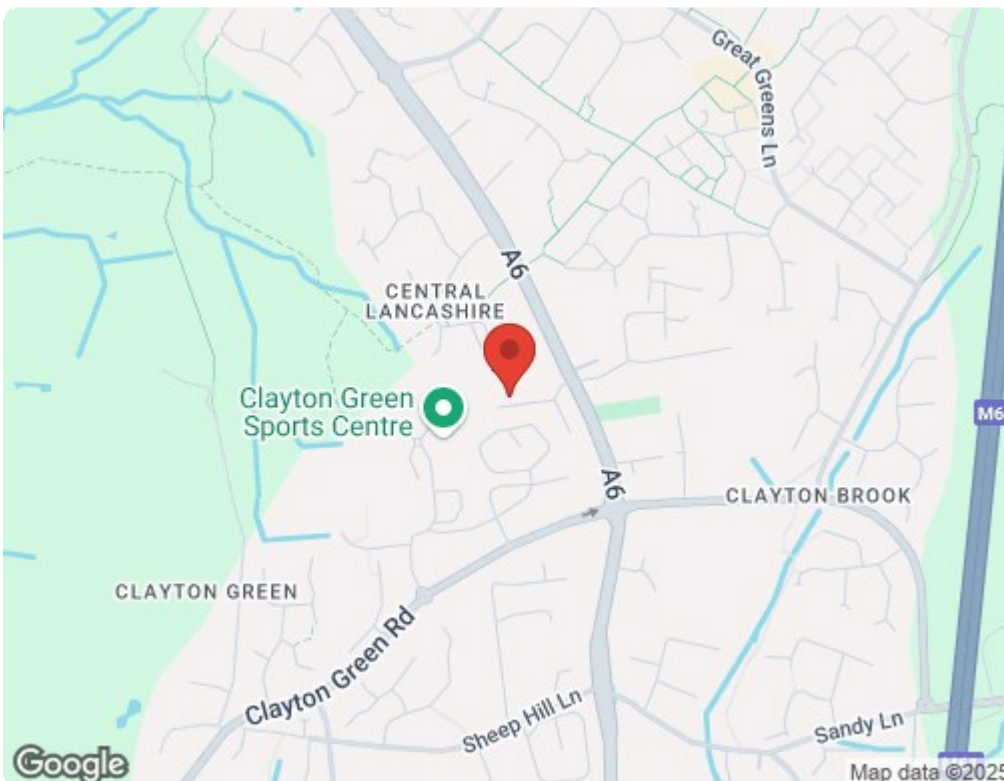
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		