



Parkfield Close

Leigh, WN7 1PQ

Guide price £825,000



Welcome to Parkfield House - showcasing over 3,000 sq ft of top quality, modern accommodation, this individual, detached property sits within an exclusive gated private road on a large, secluded plot, with a stylish finish and immaculate presentation both inside and out, meaning you can simply move in, unpack, and enjoy. If you're looking for a highly private and luxurious family home, this might be for you!

A brief summary of the ground floor accommodation comprises an entrance hallway and central corridor, living room, cinema room, open plan living including kitchen, dining and day lounge, downstairs WC, utility room, boot room, gym, and garage.

On the first floor, the gallery landing connects the five bedrooms, three of which benefit from en-suite bathrooms, and the master also benefits from a dressing area. Also accessed via the landing is the family bathroom, front balcony, and another staircase leading up to a versatile loft room to which the current owner uses as a home office which has access to a loft storage room.

Externally, the home boasts a large drive and car port, plus a substantial private garden which is both attractive and practical, benefitting from an outside bar, seating and dining area with a sunken firepit and



First Impressions

After you've driven through the electric gates installed by Cheshire Gates in 2020 and pulled into the large driveway, stroll across the landscaped garden path to the front arched feature door which gives the first glimpse of the unique design elements and stylish contemporary finish found throughout this luxurious family home.

The central hallway and corridor connecting the downstairs living spaces is bright and airy with fresh white walls that feature elegant panelling and framing details. Amtico dark parquet-style LVT flooring adds a stylish contrast underfoot, and natural light floods down from the huge window on the gallery landing – such a beautiful space to welcome you home every day!

The Open Plan Living

From the hallway, a pair of glass crittal design double doors with contemporary black frames invites you through to the open plan living area, which by no surprise is presented to exemplary standards in excellent condition, where the bright and airy vibes continue...

The kitchen here is of a modern minimalism style with white gloss handleless units that complement the light grey island worktop. A comprehensive range of integrated appliances includes two Smeg ovens and a Smeg microwave, Bosch dishwasher, induction hob with downdraft extractor, Reginox sink and drainer with an instant hot water tap and a Japanese Kangen alkaline water tap, large wine/beer fridge, plus a freestanding American-style fridge-freezer with ice dispenser and filtered water which is available by separate negotiation.

This kitchen is great for the practicalities of everyday life, where the island provides an ideal spot to spend time with loved ones while cooking dinner after a long day's work. And the open plan nature is also highly suitable when hosting social occasions with wider family and friends, where cooking, dining, relaxing and socialising blend seamlessly. And the two sets of bifold doors opening onto composite wrap-around decking the landscaped garden make it particularly ideal to spend endless summer days enjoying that sought after indoor-outdoor lifestyle.

The Lounge & Home Cinema

As well as the seamless flow of the open plan living, there's a more traditional living room which is of an equally generous footprint and offers choice and versatility in usage, ideal for sinking into the sofa in the evenings with the open fire providing a warm glow and subtle crackle. Not dissimilar to the other interiors this room is presented to stylish contemporary standards, is found in excellent condition, and a large bay window and two additional windows adjacent to the central fireplace ensures a bright and airy ambience.

Back into the hallway and a super cool cinema room is hidden off the central corridor through a disguised doorway that blends into the trendy wall panelling and built in wine cabinet / log store. Through the secret door, notable interior design in a navy and gold colour scheme gives a bold yet refined style. This room is a dream come true for both sports fans, movie buffs, and gamers alike! The room is complete with a Sapphire home cinema screen, projector, built-in surround sound and amplifier but its abundance of natural light through floor to ceiling windows and its generous footprint means this space could easily be repurposed to a different use if desired. Perhaps a playroom for the little ones?

The Practical Aspects

Continuing through the central corridor on the ground floor there is a handy utility area which features plumbing for the washer/dryer, plenty of extra storage space via stylish matt grey cabinetry, an extra sink with mixer tap and flexi head, and a wall mounted space saving clothes drying rack. And at the end of the corridor a double cupboard houses the boiler and 300ltr pressurised water cylinder is a spacious boot room with back door to external courtyard, finished with style but with practicality in mind, it's an ideal spot for drying wet paws and keeping muddy boots tidy, golf clubs hidden and out the way. There isn't a stone left unturned in the functionality of this fantastic family home!

The Gym & Garage

The boot room provides access into a generous home gym which the current owners have configured to provide a well-equipped exercise and weight training area. This is a fantastic feature for the fitness fans out there, but otherwise provides another versatile space which could quite easily be repurposed for different use. The gym is constructed via partition walls in what would otherwise be a large double garage, hence if desired the partition walls could be removed to increase the size of the current single garage back to its original large double size.

The Bedrooms & Bathrooms

The bespoke wooden staircase leads to a large gallery landing with a beautiful big window connecting the bedrooms on the first floor while continuing the bright and airy feel.

The master suite situated along the left-hand side of the house is super spacious and its vaulted ceilings create added style and grandeur. Two Juliet balconies and another large bay window stream in plentiful natural light, and the generous footprint allows plenty of circulation space, as well as a dressing area with fitted wardrobes which leads onto the three-piece en-suite with walk-in corner shower, vanity basin and WC.

Four more double bedrooms are situated on the first floor, all of them in excellent condition presented to high standards in contemporary style. Two of these well-proportioned bedrooms also benefit from en-suites, providing plenty of space for the whole family, in addition to the family bathroom.

The main bathroom is also well proportioned for family life, with the added benefit of underfloor heating, and features his and hers vanity basins with integral storage, a stylish freestanding bath tub with wall mounted TV, walk-in/wet-room-style shower with rainfall head, and WC, finished with complementary tiling to the floor which continues to the walls surrounding the wet areas.

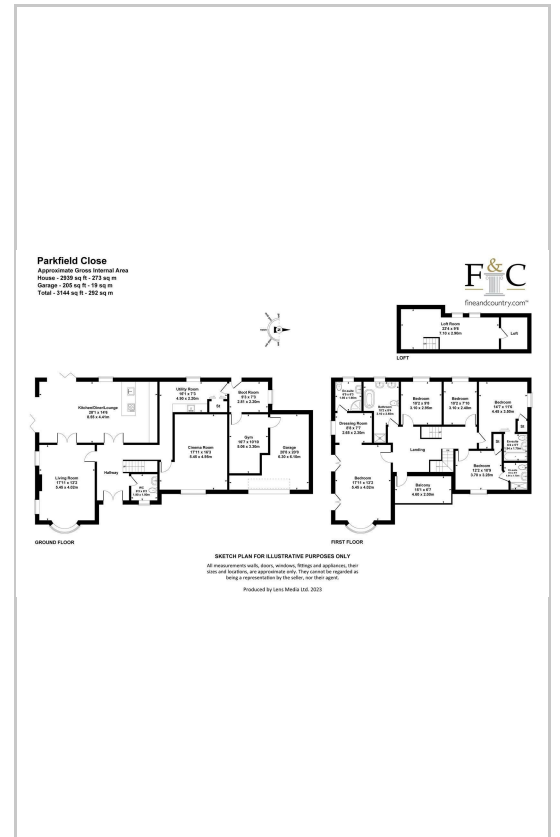
In addition to the wide variety of bedrooms on the first floor, an open aspect staircase leads from the landing to a loft room with vaulted ceiling and Velux windows – an ideal spot for a home office, studio, or hobby room. There is also a good amount of traditional loft storage, which is accessible via a door in the loft room.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

