

Property Particulars

Langholme Road, Penwortham.



- **Extended Semi Detached Family Home**
- **Four Great Size Bedrooms**
- **Outstanding Family Room Dining & Contemporary Kitchen**
- **Stunning Design Features Throughout**
- **Arranged Over Three Floors**
- **Three Bathrooms**
- **Front Formal Lounge**
- **Exceptional Outdoor Features, Pizza Oven, Hot Tub**

£400,000

Very rarely does such an exceptionally well designed, extended and developed family home reach the open market. This truly stunning property, is arranged over three floors and offers, four good size bedrooms, family bathroom, an amazing family room, dining and contemporary kitchen as well as an additional front lounge and a downstairs cloakroom.

Another beautiful feature is the master bedroom suite being cleverly designed to the complete second floor and has fabulous adult space and a stylish en suite. Outside offers further quality design features and offers, an exceptional outbuilding, pizza oven, hot tub, bespoke bench seating areas and quality gardens and patio. Close to outstanding local schools, services and amenities and close proximity to Penwortham's vibrant centre. Viewing is absolutely essential to fully appreciate the size, standard of finish and setting of this amazing home.

Entrance Hall -

With a lovely composite door to the front elevation quality Amtico flooring, stairs to first floor with stylish paneling, ceiling light, uPVC double glazed window to the side and oak internal doors off, under stairs storage cupboard



Downstairs Cloaks W.C. -

With a two piece suite comprising, wash hand basin, low suite WC, heated towel rail, Amtico flooring, opaque uPVC double glazed window to the side.



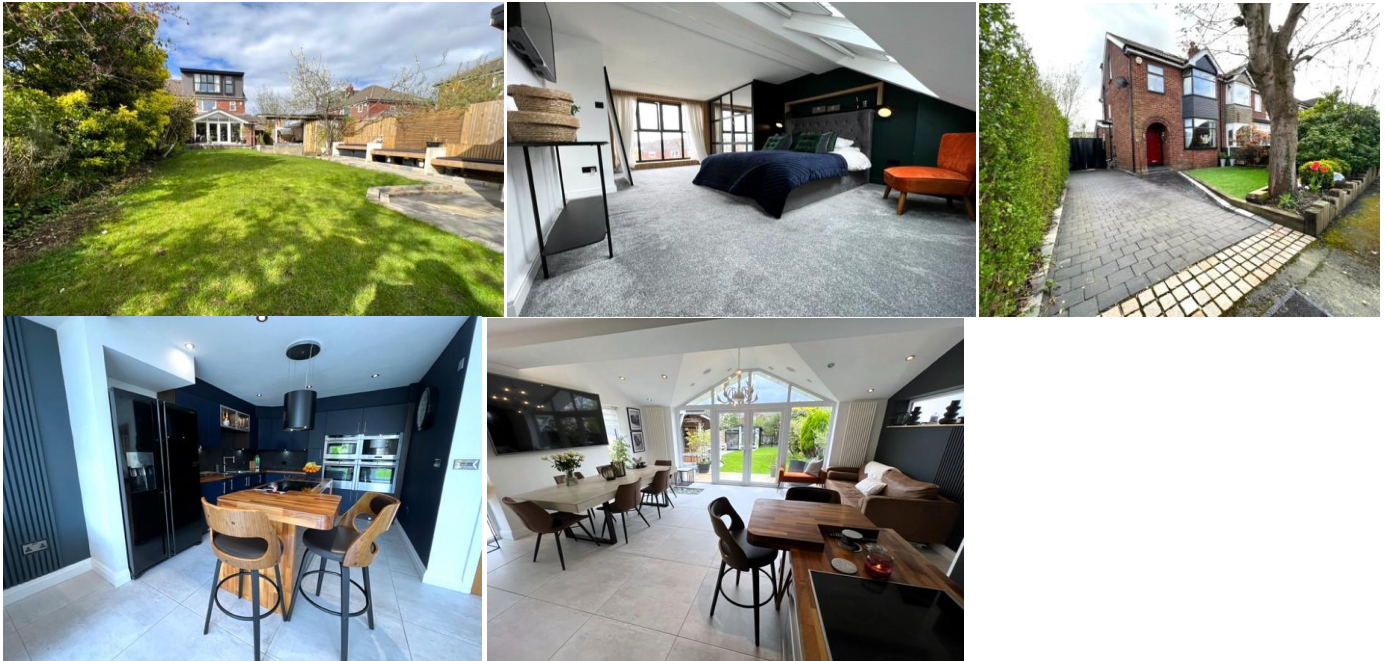
Front Lounge - 12' 9" x 11' 0" (3.88m x 3.35m)

With a uPVC double glazed bay window to the front elevation with granite window sills, mirror feature to alcove, cast iron log burn sitting on a tiled hearth with a stone inset surround, feature radiator.



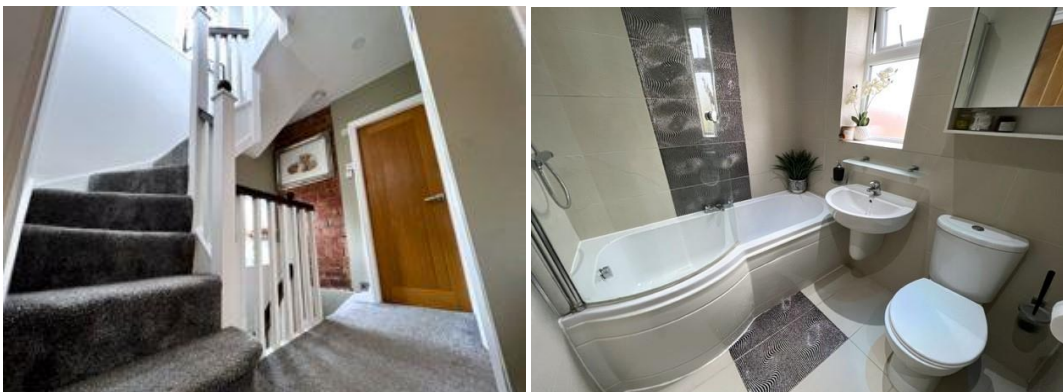
Family Room – Kitchen, Dining & Sitings Areas - 22' 6" x 18' 2" (6.85m x 5.53m)

A fabulous space being cleverly created to provide the real heart of this amazing home. Whether it's the great use of natural light, provided by the rear French doors side and triangular gabled glazed panels, or two picture windows to the side, this room is flooded with natural light. The vaulted ceiling has spot lights and a sound system. The floor is tiled and has a bespoke recess floor glazed panel. The kitchen has a range of wall, drawer and base units with wooden butcher block style working surfaces, this too covers the island and provided a raised curved breakfast bar area. There is an integrated induction hob with a cylindrical extractor hood above, electric double oven, integrated dishwasher and washing machine.



First Floor Landing -

A bright landing with a uPVC double glazed window to the side, ceiling lights, oak doors off and stairs to second floor.



Family Bathroom -

With a three piece suite comprising, 'P' shaped bath with a main shower over and a glazed profile shower screen, low suite WC, wash hand basin, beautifully tiled elevations and flooring, opaque uPVC double glazed window to the rear.

Bedroom Two - 15' 0" into bay x 9' 9" (4.57m x 2.97m)

A generous double bedroom with a uPVC double glazed bay window to the front, ceiling light, radiator.



Bedroom Three - 11' 0" x 10' 0" (3.35m x 3.05m)

Another double with a uPVC double glazed window to the rear, lovely feature wall, radiator and ceiling light.



Bedroom Four - 10' 1" x 7' 0" (3.07m x 2.13m)

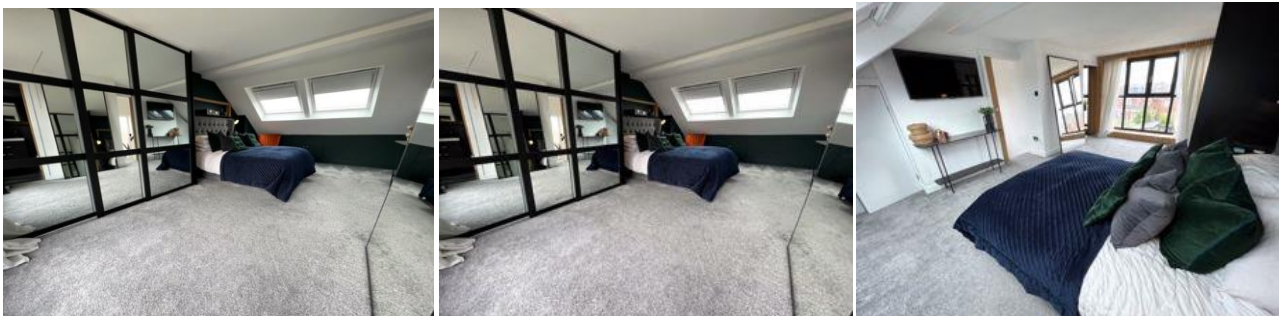
A spacious fourth bedrooms with stylish half panelled effect to one wall, uPVC double glazed window to the front, radiator and ceiling light.

Second Floor Landing -

With a uPVC double glazed window to the side, oak pocket door to the master suite.

Bedroom One – Master Bedroom Suite - 19' 10" x 13' 1" (6.04m x 3.98m)

A fabulous space with a generous master bedroom, having the most impressive picture window overlooking the gorgeous rear gardens and being framed by a wooden feature wall, this extending to create the same effect to the en suite picture window. There are quality fitted wardrobes, and two large Velux roof windows, storage cupboard and further eaves storage, oak pocket door to the en suite.



En-suite -

With tiled and wooden feature paneling, tiled floor and cosy under floor heating, three piece suite comprising, concealed cistern WC. Wash hand basin and a 'step-in' double size shower with Crittall effect glazed shower screening and mains shower, lovely picture window to the rear.



Outside -

To the front there is a garden area with artificial lawn, and wooden timber framed flower beds to the boundary front. The driveway is paved and provides ample parking.



Rear Garden -

To the rear there is a fabulous garden, a great size and of a sunny aspect with so much on offer. The central lawn is framed by well established flower bed borders and by the beautifully paved pathways, and raised patio, as well as further paved side area. The pathways meander down the garden firstly to the brick built pizza oven, then hot tub with an outstanding curved roof cover, next door there is a timber store with power, great for tumble dryer, to heat the towels when exiting the hot tub. From here there is bespoke bench seating, running the remaining length of the pathway, until you reach the most unique out building a detached structure being mirrored covered, to reflect the garden on approach. There is a small artificial lawn square to the farthest part of the garden and a further timber shed.



Outbuilding -

This stunning structure is an absolute dream, being perfectly designed to sit unassumingly in this amazing garden. There is mirror covering to the external with beautiful black uPVC double glazed, door, picture windows and horizontal windows. There is tiled flooring, power, light and electrical heating. Perfect for a studio, home office or family den



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm