

## Property Particulars

### Larchwood, Penwortham.



- **Five Bedroom Detached House**
- **Large Ensuite to Master Bedroom**
- **Kitchen/Diner with Breakfast Bar Island**
- **Outstanding Local Schools**
- **Three Reception Rooms**
- **Great Size Conservatory**
- **Sunny Private Rear Garden**
- **Close to Penwortham vibrant High Street**

### Offers in the Region Of £450,000

A great opportunity to purchase a fabulous size detached family home in the most sought after location of Higher Penwortham. This wonderful property is very versatile and offers great accommodation being around 2136 sq ft, and has five bedrooms, the master with a very generous en suite bathroom, family shower room and downstairs cloaks wc, three spacious reception rooms and a great size conservatory. There is a well designed dining kitchen with a breakfast bar island unit and a good selection of integral appliances. There is gas central heating and uPVC double glazing as well as lots of driveway parking on approach to an attached garage. There is a sunny private rear garden perfect for entertaining. Close to outstanding local schools, easy access to Penwortham's vibrant centre and all it's excellent local businesses, services. bars and restaurants. Viewing is essential to fully appreciate the size, layout and location of this beautiful home. Offered with NO Chain Delay.

### **Entrance Hall -**

Door to front, uPVC double glazed window to the front, stairs to first floor, door to Cloak/WC.



### **Downstairs Cloakroom WC -**

With at two piece suite comprising low suite W.C. and wash hand basin.

### **Lounge - 14' 5" x 13' 0" (4.39m x 3.96m)**

With uPVC double glazed window to the front, feature fire, stylishly set in chimney breast, ceiling light and wall lights, double doors to the dining room.



### **Dining Room - 11' 11" x 11' 11" (3.63m x 3.63m)**

With sliding doors to the Conservatory, ceiling light and radiator.

### **Kitchen/Diner - 20' 3" x 11' 11" (6.17m x 3.63m)**

A range of wall, drawer and base units with contrasting working surfaces, sliding doors to the rear, uPVC double glazed window to the rear, door to the Conservatory, sink and drainer unit, centre Island/breakfast bar housing hob, with extractor hood above, two integrated wine fridges, double electric oven, door to storage cupboard, seating to island.



**Conservatory - 21' 11" x 9' 9" (6.68m x 2.97m)**

A uPVC double glazed and brick built constructed conservatory, two opening roof panels, uPVC double glazed French doors to the rear garden, uPVC double glazed door to side, tiled flooring, ceiling light with fan.



**Second Lounge - 15' 1" x 11' 3" (4.59m x 3.43m)**

Currently utilised as a spacious home office and tv or sitting room. With a uPVC double glazed window to the front and ceiling light point.

**First Floor Landing -**

A split level landing, two loft access points and doors off.

**Bedroom One - 17' 4" x 11' 3" (5.28m x 3.43m)**

A fabulous master bedroom with a uPVC double glazed window to the front, fitted wardrobes to one wall, radiator, ceiling light point and door to en suite.



**En-suite - 11' 3" x 10' 2" (3.43m x 3.10m)**

With a four piece suite comprising concealed cistern low suite W.C. panelled bath, wash hand basin set in a vanity unit and a walk in shower compartment with glazed screening, part tiled elevations, tiled flooring and opaque uPVC double glazed window to the rear.

**Bedroom Two - 14' 4" x 10' 6" (4.37m x 3.20m)**

With a uPVC double glazed window to the front, fitted wardrobes to one wall, radiator and ceiling light point.





**Bedroom Three - 13' 0" x 10' 6" (3.96m x 3.20m)**

With a uPVC double glazed window to the rear, radiator and ceiling light point and fitted wardrobes.



**Bedroom Four - 10' 5" x 9' 4" (3.17m x 2.84m)**

With uPVC double glazed window to the front, radiator and ceiling light point.

**Bedroom Five - 9' 5" x 7' 3" (2.87m x 2.21m)**

With a uPVC double glazed window to the rear, radiator, ceiling light point.



**Shower Room - 6' 5" x 6' 1" (1.95m x 1.86m)**

With a three piece suite comprising concealed cistern low suite W.C. wash hand basin set in a vanity unit and shower cubicle with glazed screening, fully tiled elevation, tiled flooring, uPVC double glazed opaque window

**Outside -**

To the front is driveway parking for several vehicles, being paved with stylish cobble set trim, lawn area with trees and shrubs borders and secured side access to rear garden.

**Rear Garden -**

Stunning rear garden with patio area with a pagoda above and established climbing flowering and fragrant shrubs, lawn garden and flower bed borders and private aspect with tall hedges enclosing. Directly to the rear is a lovely paved terraced perfect for alfresco dining and outside entertaining.



**Garage -**

With an up and over door and personal door to rear garden.

**Disclaimer –**

The information displayed about this property within these particulars 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**