

Property Particulars

Round Wood, Penwortham.



- Detached Family Home in Most Prestigious Location
- Beautiful Front & Rear Gardens
- Four Good Size Bedrooms
- Conservatory
- Great Setting
- Double Driveway & Double Detached Garage
- Three Generous Reception Rooms
- Quality Fitted & Designed Dining Kitchen

Offers in the Region Of £450,000

A rare opportunity to purchase a detached family home in the heart of Higher Penwortham, this Redrow build freehold property offers great accommodation and sits beautifully in its generous front, side and rear plot. Your welcoming first impression is via the spacious entrance hall with the sweeping staircase rising to the first floor. There are four good size bedrooms, one en suite and a family bathroom as well as a downstairs cloak and useful utility room. The kitchen is extremely well designed with lovely Corian working surfaces which also provide moulded one and a half sink unit and carved drainer, a selection of integrated appliances, comprising surface height fridge and freezer, Neff induction hob with extractor above and electric double oven, Karndean flooring and door to the utility room.

There is a very generous family lounge with double doors opening in to the bright uPVC double glazed conservatory overlooking the beautiful private rear gardens, a separate formal dining room and a home office. There is side driveway parking for several vehicles as well as a detached double garage. To fully appreciate this most desirable and sought after location with its many outstanding local schools, services and amenities, lovely woodland walks and being in close proximity to Penwortham's vibrant high street, property viewing is essential.

Strictly By Appointment with Marie Holmes Estates.

Entrance Hall - 14' 4" x 9' 9" (4.37m x 2.97m)

With turning back spindled staircase to the first floor, spacious area with under stairs storage and doors off.



Downstairs W.C. -

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



Home Office - 7' 9" x 6' 4" (2.36m x 1.93m)

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

Dining Room - 10' 8" x 10' 3" (3.25m x 3.12m)

A spacious dining room with uPVC double glazed window overlooking the rear garden, radiator and ceiling light.



Kitchen/Diner - 12' 7" x 10' 1" (3.83m x 3.07m)

A lovely space being well equipped with a range of wall, drawer and base units with a stunning Corian working surfaces providing a moulded sink and carved drainer, integrated fridge and freezer, induction hob, electric oven and uPVC double glazed window to the rear.

Utility room - 7' 9" x 5' 3" (2.36m x 1.60m)

With plumbing for washer and dishwasher, sink, Corian working surfaces.

Lounge -

A great size with uPVC double glazed window to the rear, patio doors to the conservatory, stylish Adam style mantel surround with a gas fire, ceiling lights and radiators.



Conservatory -

Being uPVC double glazed and brick built, double doors opening out onto the private enclosed rear gardens, wall mounted heater and lighting.



First Floor Landing -

A very spacious gallery landing and uPVC double glazed window to the front, doors off.

Bedroom One - 11' 6" x 12' 9" (3.50m x 3.88m)

With uPVC double glazed window to the front, fitted wardrobes, radiator, ceiling light and door to ensuite.



En-suite -

A spacious ensuite with a three piece suite comprising low suite W.C. wash hand basin and shower enclosure, radiator and opaque uPVC double glazed window.

Bedroom Two - 11' 10" x 9' 9" (3.60m x 2.97m)

With uPVC double glazed window to the rear, radiator and ceiling light



Bedroom Three - 11' 10" x 8' 3" (3.60m x 2.51m)

With uPVC double glazed window to the front, currently utilised as a further home office but could easily be another double bedroom.



Bedroom Four - 8' 3" x 6' 7" (2.51m x 2.01m)

With uPVC double glazed window to the rear, radiator and ceiling light

Family Shower Room -

With a three piece suite comprising extra large shower basin which could easily reinstate a bath if required, with a contemporary mains shower, low suite W.C. and wash hand basin, cupboard housing the hot water cylinder and opaque uPVC double glazed window to the front.



Outside -

A lovely front garden with lawn and hedging enclosing, to the side is a double driveway providing ample parking on approach to a detached double garage.

Detached Double Garage -

With electric up and over door, power and light and personal door accessing the garden - additional gated side access from driveway straight into rear garden.



Rear Garden -

Very well designed on different levels with paved patio areas and sun terrace, lawn garden, a great selection of trees, hedges and plants providing perfect screening. Summer house and secure gated access to each side of the property.



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