

## Property Particulars

### **Cromwell Way, Penwortham.**



- **Executive Detached Family Home**
- **Great Layout & Extremely Versatile**
- **Three Bathrooms**
- **Quality Kitchen & Utility Room**
- **Sought After Location**
- **Five Bedrooms**
- **Four Reception Rooms**
- **Fabulous Size Garden**

### **Offers in Excess of £495,000**

A most unique and imposing family home having been cleverly extended to create a breathtaking property. Although initial looks can be deceiving, as this is not the standard Redrow Palmerston, it may appear to be. This amazing property offers so much, both in its size and layout which provides great versatility. There are five bedrooms, two en suite, main family bathroom, four reception rooms and a fabulous kitchen and utility room. There is lots of driveway parking and a garage. The plot is fabulous and wraps around the rear of the property to provide several seating areas, sun terraces and patio areas, however, the garden's jewel in the crown is the exceptional garden kitchen with all the accoutrements of an indoor kitchen with the added benefit of a top quality pizza oven. Currently the decadent master suite overlooks and accesses the amazing garden with its own dressing room and serviced by en suite. This part of the property could quite easily be utilised as a self contained annex, as sits discretely to one side of this amazing home. Close to great road links and easy motorway connectivity, handy local schools and services, as well as local supermarkets. Viewing is essential to fully appreciate the size, layout, setting and sheer luxury of this beautiful home.

### Entrance Hall -

With composite door to front elevation and glazed side panels, stairs to first floor and doors off with double doors to lounge.

### Lounge/Cinema Room - 15' 6" x 14' 8" (4.72m x 4.47m)

A fabulous room with acoustic wall paneling, electric fire set within mantel surround with unique misting effect, coving to ceiling, ceiling light, radiator and uPVC double glazed sliding doors to Games/Garden Room.



### Games/Garden Room - 12' 10" x 11' 4" (3.91m x 3.45m)

With uPVC double glazed doors accessing the rear garden and uPVC double glazed windows, air conditioning and ceiling light.



### Dining Room - 14' 11" x 8' 7" (4.54m x 2.61m)

With uPVC double glazed French doors accessing rear elevations and further uPVC double glazed window to the rear, ceiling light and radiator.



### **Kitchen - 14' 3" x 11' 4" (4.34m x 3.45m)**

A stylish and well designed contemporary kitchen with a range of wall, drawer and base units with contrasting working surfaces and mosaic splashbacks. A great range of integrated appliances comprising electric oven, Neff hide and slide electric oven, fan oven, Bosch dishwasher, wine fridge, 900mh Neff induction hob and Franke extractor hood, one and a half stainless steel sink unit, pantry cupboard, instant hot water tap, underfloor heating and plinth radiator, two uPVC double glazed windows to the rear, tiled flooring and ceiling light.



### **Utility room -**

With wall and base units and contrasting working surfaces, mosaic tiled splashback areas, tiled floor, space for washer and dryer, wall mounted central heating boiler, loft access point and door accessing rear

### **Master Bedroom Suite -**

#### **En-suite -**

With a three piece suite comprising combination W.C. and Bidet, shower compartment with jetted shower and rainwater effect fixed showerhead, water resistant panelled elevations, wash hand basin set on a vanity unit, opaque uPVC double glazed window, heated towel rail and tiled flooring.

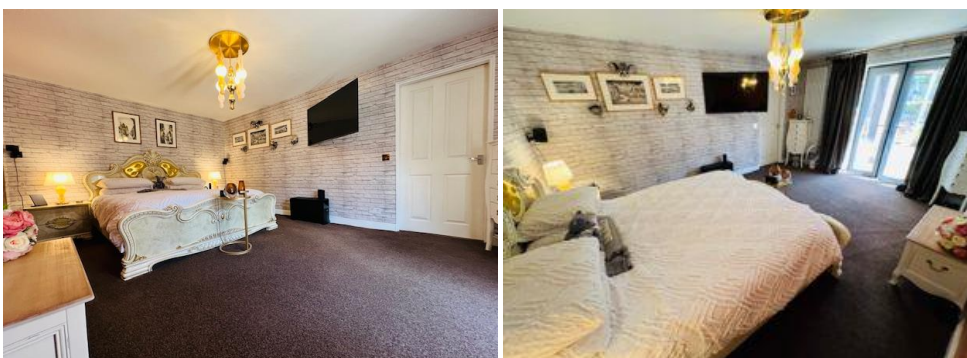


### **Dressing Room - 11' 6" x 7' 8" (3.50m x 2.34m)**

With fitted wardrobes to one wall and a fixed dressing table area to the other, ceiling light, door to main bedroom.

### **Bedroom Area -**

A decadent master bedroom with uPVC double glazed French doors and side panels overlooking and accessing the rear sunny patio garden, radiator and ceiling light.



### **First Floor Landing -**

With ceiling light, airing cupboard and doors off.

### **Bedroom Two - 12' 7" x 11' 2" (3.83m x 3.40m)**

With uPVC double glazed window to the front, range of built in wardrobes to one wall, ceiling light and radiators, door to ensuite.



### **En-suite -**

With a three piece suite comprising low suite W.C. glazed shower enclosure with mains shower and tiled elevations, wash hand basin, opaque uPVC double glazed window to the front, radiator and ceiling light.

### **Bedroom Three - 11' 9" x 11' 6" (3.58m x 3.50m)**

Another great double bedroom with quality fitted wardrobes to one wall, uPVC double glazed window to the front, radiator and ceiling light.



### **Bedroom Four - 9' 10" x 9' 0" (2.99m x 2.74m)**

Currently utilised as a home office with built in wardrobe, uPVC double glazed window to the rear, radiator and ceiling light.



**Bedroom Five - 8' 9" x 7' 9" (2.66m x 2.36m)**

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

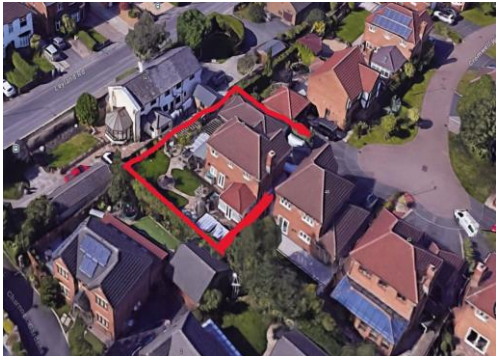


**Family Shower Room -**

A stylish and well designed room with a large "step in" shower with glazed screening, mains shower with jetted shower heads, one rainwater effect and a second adjustable, water resistant elevations and tiled elevations to remaining suite, combined W.C. and Bidet and wash hand basin set on a vanity unit, opaque uPVC double glazed window to the rear.

**Outside -**

To the front there is ample driveway parking on approach to the garage. There is a single garage with store area and having power and light.



### Rear Gardens -

What an exceptional outdoor space this amazing home offers. Just perfect for entertaining big gatherings or just enjoy the outdoors with friends and family. There is a selection of well designed areas. From the rear is a pergola above a hot tub and a kitchen garden with room for vegetables and herbs, beyond this there is relaxing sun terrace which then approaches the raised lawn garden, being sunny and spacious this then leads to a walkway to the side of the outdoor kitchen where you are cleverly sheltered by a mature wisteria. The rear patio is adjacent to the outdoor kitchen and offers a great area to enjoy the food produced from the fabulous stone built pizza oven which sits behind a stone built wall which has a wood store beneath, kitchen units, breakfast style peninsula and lots of cupboards for storage, a glass frame roof keeps off any downdrafts and there are external heaters.



### 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**