

# GUILDHALL

SALES & LETTINGS



## 12 Rowan Place,

, Kirkham, PR4 3FT

Asking Price £425,000



AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME IN THE SOUGHT AFTER AREA OF KIRKHAM

Introducing this stunning four bedroom detached family home nestled in the sought after area of Kirkham. This modern new build property offers a spacious open living kitchen area, as well as a cosy reception room. The seamless blend of living/kitchen space makes it perfect for family gatherings and entertaining guests. The property has a contemporary design, featuring sleek finishes and ample natural light.

One of the highlights of this home is its fantastic rear garden, offering a peaceful retreat for relaxation and outdoor activities, perfect for families. Also having a separate outbuilding that's currently being used as a salon, ideal for anybody who works from home. Additionally the property benefits from off road parking, ensuring convenience for you and your guests.

Located in Kirkham, a highly desirable area, this property has everything a growing family could need. Don't miss the opportunity to make this property your home!





## Ground Floor

### Hall

Composite entrance door, central heating radiator, tiled flooring, stairs to first floor and doors to reception room, kitchen, WC, garage and under stairs storage.

### Reception Room 14'4 x 11' (4.37m x 3.35m)

UPVC double glazed window, central heating radiator and TV point.

### WC 5' x 2'9 (1.52m x 0.84m)

Central heating radiator, dual flush WC, pedestal wash basin, part tiled elevation and tiled flooring.

### Open Plan Kitchen/Living 27'11 x 14'10 (8.51m x 4.52m)

Two UPVC double glazed window, two central heating radiators, spotlights, wood panel wall and base units, granite worktops, high rise double oven, four ring induction hob, extractor fan, inset stainless steel sink with mixer tap and draining ridges, integrated dishwasher, wine cooler, integrated fridge freezer, tiled flooring, door to utility room and UPVC French doors to rear.

### Utility Room 9' x 5' (2.74m x 1.52m)

Central heating radiator, wood panel wall and base units, granite worktops, inset stainless steel sink with drainage ridges and mixer tap, plumbed for washing machine, tiled flooring and UPVC door to rear.

## First Floor

### Landing

Central heating radiator, loft access and doors to four bedrooms, bathroom and airing cupboard.

### Bedroom One 18'4 x 14'6 (5.59m x 4.42m)

UPVC double glazed window, central heating radiator, spotlights, TV point, fitted wardrobes and door to en suite.

### En Suite 6'4 x 5'7 (1.93m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin, direct feed rainfall shower with rinse head, tiled elevation and tiled flooring.

### Bedroom Two 12'7 x 10'11 (3.84m x 3.33m)

UPVC double glazed window, central heating radiator, TV point and door to en suite.

### En Suite 7' x 3'5 (2.13m x 1.04m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin, direct feed rainfall shower with rinse head, tiled elevation and tiled flooring.

### Bedroom Three 12'5 x 9'2 (3.78m x 2.79m)

UPVC double glazed window and central heating radiator.

### Bedroom Four 12'3 x 9'9 (3.73m x 2.97m)

UPVC double glazed window and central heating radiator.

### Bathroom 10' x 6' (3.05m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin, double panelled bath with rinse head, direct feed rainfall shower with rinse head, part tiled elevation and tiled flooring.

## External

### Front

Artificial lawn and block paved drive leading to garage.

### Garage 18' x 11' (5.49m x 3.35m)

Up and over door, power and space for dryer.

### Rear

Enclosed artificial lawn, tiered garden, outbuilding and patio.

### Outbuilding 14'2 x 11' (4.32m x 3.35m)

Spotlights, laminate flooring, WC, kitchen area and UPVC French doors.

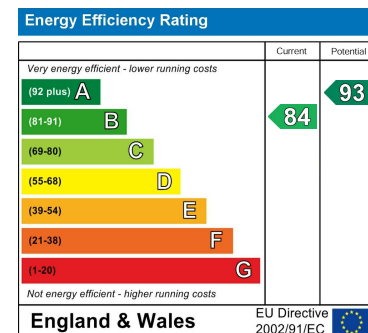
## Area Map



## Floor Plans



## Energy Efficiency Graph



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