



Meadow View Dawbers Lane

Euxton, Chorley, PR7 6EE

Offers Over £1,395,000

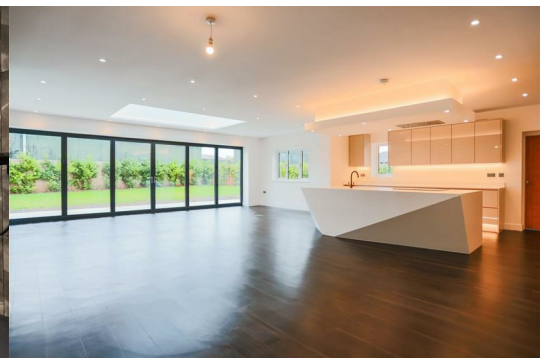
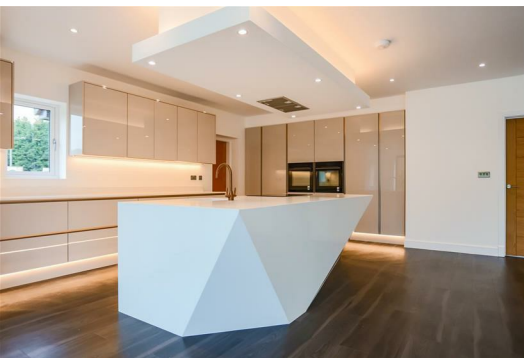


AN IMPRESSIVE DETACHED FAMILY HOME FINISHED TO THE HIGHEST STANDARD

Nestled in the charming Dawbers Lane, Euxton, Chorley, this stunning detached family home is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 bedrooms, 4 bathrooms and a fully operating CCTV system, this property offers ample space for a growing family to thrive.

Step inside this brand new custom build and be prepared to be amazed by the meticulous attention to detail evident in every corner. The top-of-the-range fixtures and fittings, including Villeroy & Boch bathrooms with Hansgrohe shower fittings, as well as the range of NEFF integrated kitchen appliances, elevate this home to a class of its own.

Each of the well-proportioned bedrooms is thoughtfully equipped with a hardwired data point, ensuring seamless connectivity throughout. With a wireless hub on each of the three floors, staying connected has never been easier. The living kitchen family room has bi-folding doors leading onto a porcelain patio seating area - perfect for al fresco dining in the summer!



Ground Floor

Entrance

Composite front entrance door to the entrance hallway with a double glazed side window set within a full height double glazed window.

Entrance Hallway 15'2 x 10'10 (4.62m x 3.30m)

Spotlights, smoke alarm, alarm panel, wood effect flooring with underfloor heating, staircase to the first floor with an open glass balustrade and doors to reception room one, reception room two, the kitchen, ground floor WC and under stairs storage which houses the under floor heating manifold system with the data point and CCTV hub.

Reception Room One 27'1 x 15' (8.26m x 4.57m)

Four UPVC double glazed windows, smoke alarm, television point, hardwired data point, underfloor heating and a door to the kitchen.

Reception Room Two 14'11" x 8'3" (4.55m x 2.54m)

Ideal for a play room, snug or office. UPVC double glazed window, television point, hardwired data point and under floor heating.

Ground Floor WC 5'1" x 3'2" (1.55m x 0.97m)

Villeroy and Boch dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights, illuminated mirror, partially tiled elevations, wood effect flooring and under floor heating.

Open Plan Kitchen Diner / Family Room 27'11" x 26'4" (8.53m x 8.03m)

Three UPVC double glazed windows. sky lantern, double glazed bi-folding rear entrance doors and is fitted with a range of high gloss wall and base units with Quartz work surfaces and a bespoke Quartz island, Inset composite sink with mixer tap, double Neff ovens in a high rise unit with a Neff induction hob and a Neff extractor hood, integrated Neff dishwasher, full height integrated Hotpoint fridge and freezer, spotlights, television point, hardwired data point, under floor heating, wood effect flooring and a door to the utility room.

Utility Room 10'7" x 6'0" (3.23m x 1.85m)

UPVC double double glazed window and is fitted with a range of high gloss units with Quarts work surfaces and one and a half bowl Inset composite sink with integrated draining ridges and mixer tap, integrated hoover, washing machine and dryer, enclosed boiler, alarm panel, under floor heating, wood effect flooring and a composite double glazed rear entrance door.

First Floor

Landing

Vaulted ceiling which is benefiting from the full height window to the front elevation, open glass balustrade staircase to the second floor and doors to three bedrooms and the family bathroom.

Bedroom One 19'9" x 14'7" (6.02m x 4.45m)

UPVC double glazed window, spotlights, hardwired data point, television point, underfloor heating and a door to the en suite.

En Suite 14'9" x 6'9" (4.52m x 2.08m)

UPVC double glazed frosted window and a Villeroy and Boch suite including a dual flush WC, vanity top wash basin with mixer tap and a direct feed rainfall shower with a tiled seat, Hansgrohe control fitment and rinse head, spotlights, fully tiled elevations, illuminated mirror, tiled flooring and extractor fan.

Bedroom Two 15'10" x 14'11" (4.85m x 4.57m)

UPVC double glazed window, television point, spotlights, hardwired data point, under floor heating and a door to the en suite.

En Suite 9'8" x 4'0" (2.95m x 1.22m)

UPVC double glazed frosted window and a Villeroy and Boch suite including a dual flush WC, vanity top wash basin with mixer tap and a direct feed rainfall shower with rinse head and a Hansgrohe control fitment, extractor fan, spotlights, partially tiled elevations, tiled flooring and underfloor heating.

Bedroom Three 15'1" x 10'9" (4.60m x 3.30m)

UPVC double glazed window, television point, spotlights, hardwired data point and underfloor heating.

Bathroom 12'5" x 10'2" (3.81m x 3.12m)

UPVC double glazed frosted window and a Villeroy and Boch suite including a dual flush WC, vanity top wash basin with mixer tap, freestanding double bath with a Hansgrohe control fitment and mixer tap and a direct feed rainfall shower with rinse head and Hansgrohe control fitment, extractor fan, illuminated mirror, spotlights, fully tiled elevations, tiled flooring and underfloor heating.

Second Floor

Landing

Smoke alarm, spotlights and doors to two bedrooms and the bathroom.

Bedroom Four 15'8" x 15'1" (4.78m x 4.62m)

Four Velux windows, television point, hardwired data point, spotlights, under eaves storage and underfloor heating.

Bedroom Five 15'8" x 14'11" (4.78m x 4.55m)

Four Velux windows, under eaves storage, airing cupboard, television point, hardwired data point, spotlights and underfloor heating.

Bathroom 10'4" x 7'4" (3.15m x 2.24m)

Velux window and a Villeroy and Boch suite including a dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with mixer tap and rinse head, spotlights, illuminated mirror, extractor fan, partially tiled elevations, tiled flooring and underfloor heating.

External

Laid to lawn gardens with a porcelain patio surrounding the property.

This property has electric gated access to a block paved driveway providing off road parking for numerous vehicles and access to the detached garage.

Detached Garage 19'1" x 17'8" (5.84m x 5.41m)

Remote roller shutter door, lighting, power, alarm, electric vehicle charger and stairs on the outside of the garage leading to the first floor with a Composite double glazed frosted door to the office / annex.

Office / Annex 19'1" x 17'7" (5.82m x 5.36m)

Two Velux windows, storage heater, spotlights, hardwired data point and alarm panel.

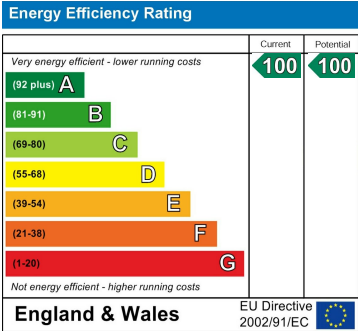
Area Map



Floor Plans



Energy Efficiency Graph



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