



Ormskirk: 01695 570102
Southport: 01704 778668

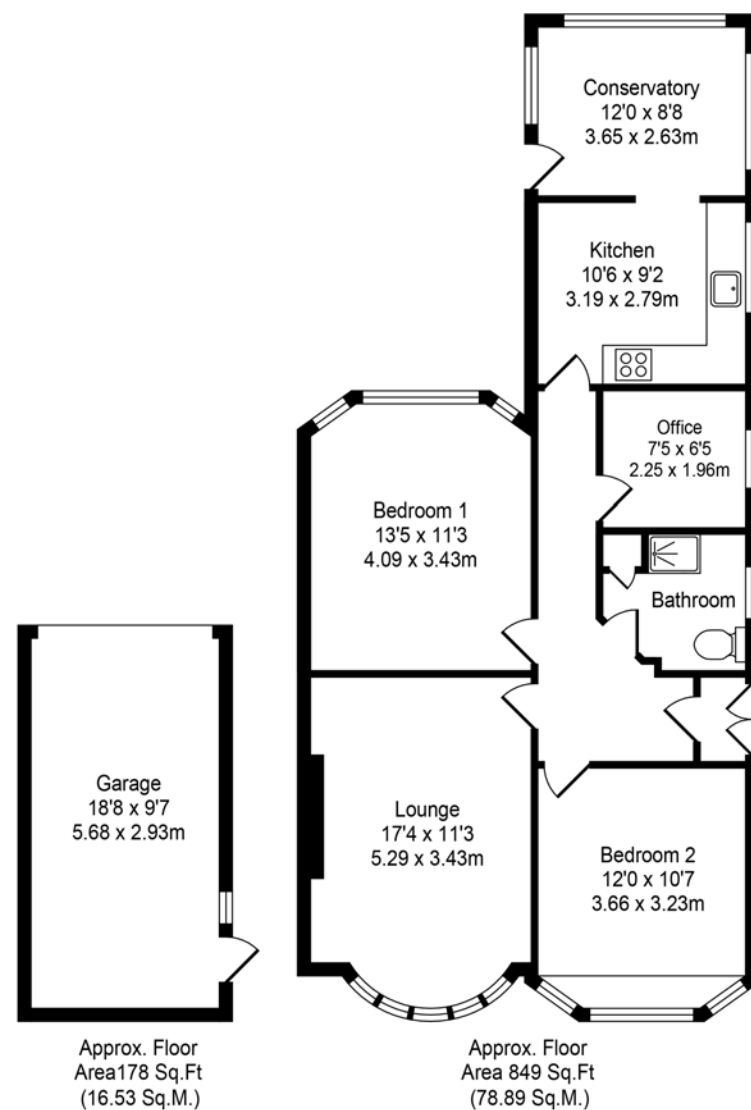
Parbold: 01257 442789
Chorley: 01257 241173
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ARNOLD & PHILLIPS
ESTATE AGENTS

Clovelly Drive

Total Approx. Floor Area 1027 Sq.ft. (95.42 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: D

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THE LUXURY PROPERTY SPECIALISTS

Clovelly Drive, Newburgh

A&P

Arnold and Phillips are delighted to present this well-proportioned two-bedroom semi-detached true bungalow, attractively positioned along the sought-after Clovelly Drive in the heart of Newburgh, West Lancashire. Offering generous internal space, a private plot and excellent accessibility to local amenities, this charming home presents an exciting opportunity for those looking to tailor a property to their own tastes.

A spacious driveway leads up to the bungalow, providing ample off-road parking for multiple vehicles, with a detached garage positioned alongside for added convenience. Set within an established and well-maintained plot, the property has an inviting presence, with neatly kept gardens offering a welcoming first impression.

Stepping inside, the main living room enjoys a traditional bay window, adding to the sense of space and providing a pleasant outlook. A central feature fireplace creates a natural focal point, making the room a comfortable and inviting area for relaxation. High ceilings throughout enhance the feeling of openness, adding to the charm of this characterful home.

The bungalow features two double bedrooms, both of which benefit from their own bay windows, adding both light and depth to the spaces. Generous in proportions, these rooms offer ample space for furniture while maintaining a cosy and practical layout. Positioned centrally, a third room serves as a useful office space, but could equally function as a small third bedroom or hobby room, depending on requirements.

The bathroom is conveniently located within the home's core, featuring a walk-in shower, WC, and wash hand basin. While functional as is, there is potential for modernisation to create a more contemporary finish.

To the rear of the property, the kitchen is fitted with a range of units and appliances, offering plenty of storage and workspace. While the décor may benefit from updating, the kitchen remains fully functional and can be adapted to suit individual tastes. Leading off from here, an open conservatory-style extension provides a second sitting area, enjoying direct views of the garden. This flexible space is perfect for a morning coffee or a quiet retreat, bridging the transition between indoor and outdoor living.

The rear garden is both private and manageable, with a neat lawn bordered by established plants and shrubs. A generously sized patio terrace wraps around the property, providing a practical outdoor space ideal for seating, dining, or entertaining. The layout of the garden ensures a balance of greenery and hardstanding, making it easy to maintain while still offering an attractive outdoor retreat.

Newburgh is a highly desirable village, known for its picturesque surroundings, excellent community feel, and convenient access to transport links. The property is within close proximity to a range of local shops, cafés, and essential amenities, while nearby transport routes provide easy access to Ormskirk, Parbold, and beyond. For those who enjoy outdoor pursuits, scenic countryside walks are just a stone's throw away, making this an ideal location for those seeking a peaceful yet well-connected lifestyle.

With gas central heating, double glazing throughout, and plenty of potential to personalise, this well-situated bungalow presents a fantastic opportunity to secure a home in a prime village location. Early viewing is highly recommended to appreciate all that this property has to offer.





KEY FEATURES

Semi-Detached True Bungalow

Two Bedrooms

Circa 1027 Square Feet

Fitted Kitchen

Private Rear Garden

Ample Driveway Parking

Detached Garage

Highly Desirable Location



