

FOR SALE

4, Roseacre Gardens, Rufford, L40 1AA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Roseacre Gardens, Rufford, L40 1AA

A five bed detached house with bespoke Orangery extension in picturesque village setting.



- Five bed executive detached house
- Bespoke Orangery extension
- Picturesque village development
- Superior open plan kitchen
- Upgraded specification
- Landscaped garden with large terrace
- Intergal double garage
- 2254 SQ.FT.

Roseacre Gardens, nestled in the picturesque village of Rufford, is an exclusive development crafted by the esteemed 'Jones Homes'. This stunning five-bedroom detached house boasts superior specifications throughout including a professionally landscaped rear garden and a bespoke Orangery style extension with bifold doors. The property is ideally located within walking distance to a variety of local amenities and offers excellent transport links via the nearby railway station. It is also within the catchment area of several highly-rated primary and secondary schools, making it a perfect choice for families and professionals. The property is accessed via a private driveway that offers ample off-road parking and includes an integrated double garage. The main entrance opens into a spacious, brightly lit hallway. To the right of the entrance is a large, well-decorated living room with a bay window. A centrally located WC/cloakroom leads to a spectacular open-plan family dining kitchen. This modern space is equipped with a range of wall, base, and tower units, integrated appliances, premium granite countertops, and a central breakfast bar. The high-quality Amtico flooring extends into a spacious orangery dining area and a large open-plan family living area, making it the heart of this modern home. A sizeable adjoining utility room completes the ground floor. The first floor comprises five spacious bedrooms, all large enough to fit at least a double bed with the two largest bedrooms boasting luxurious en-suite bathrooms. The main family bathroom, also located on this floor, impresses with its stylish tiled design and high-quality fixtures and fittings. The property's exterior features a large garden with a wrap-around patio terrace, ideal for outdoor entertaining and dining. The garden extends to a turfed lawn enclosed by timber fencing and raised Oak sleeper flower beds. With a generous 2,254 square feet of luxurious living space, gas central heating, double glazing, and high-quality decor throughout, an internal inspection is highly recommended to fully appreciate this exceptional executive home.





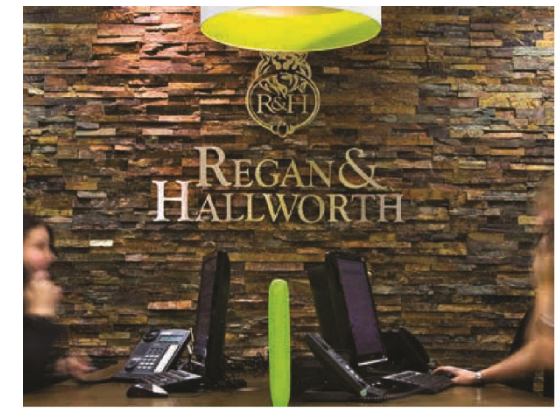


TOTAL FLOOR AREA : 2254 sq.ft. (209.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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