

**FOR SALE**

4, Sittingbourne Road, Whitley , WN1 2RR

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996





#### 4, Sittingbourne Road, Whitley , WN1 2RR

*Luxury, significantly extended family home offering an astonishing 2849 SQFT of living space.*

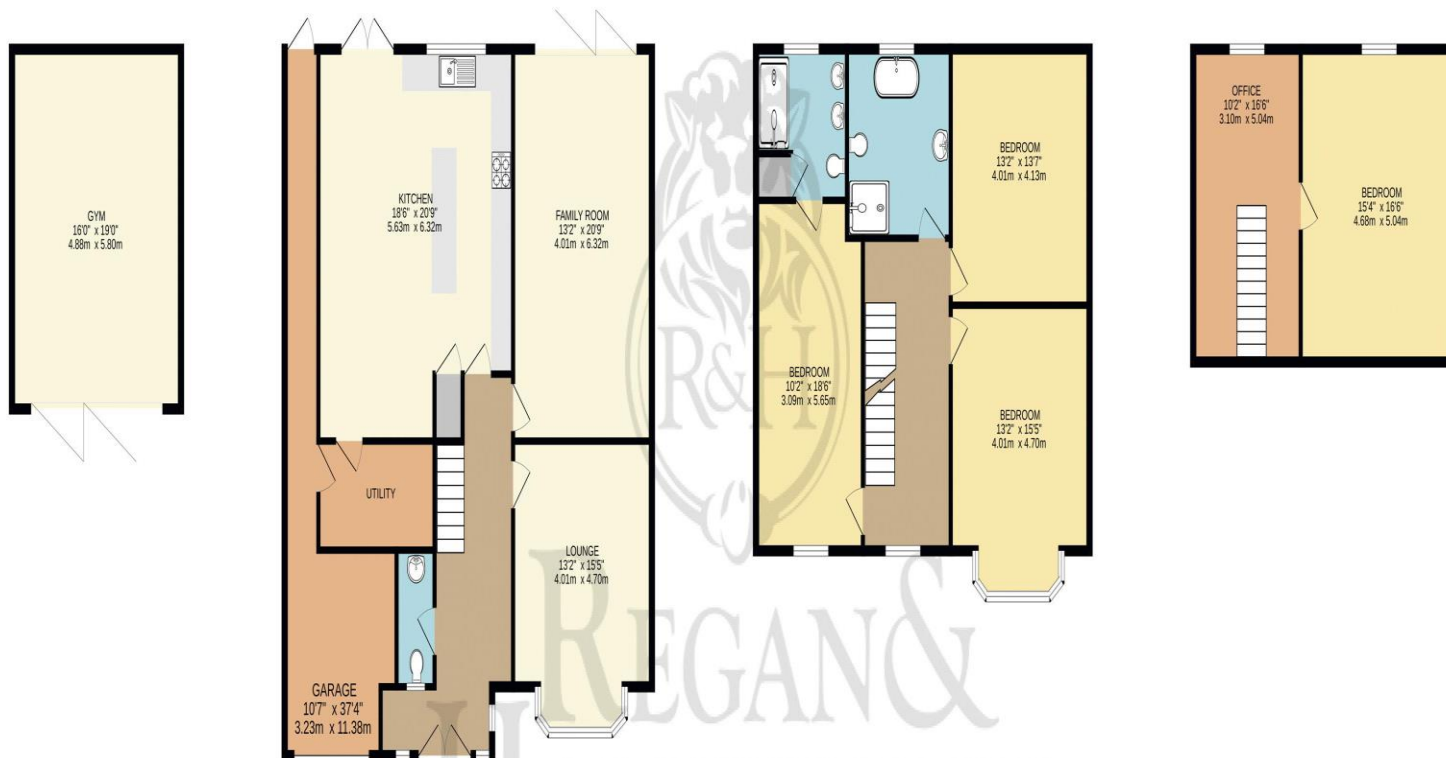


- Exceptional semi-detached family home
- Astonishing amount of floorspace
- Stunning kitchen & bathroom
- Highly coveted residential setting
- 4 double bedrooms
- Sleek, high spec finish throughout
- Wonderful, mature plot
- 2849 SQFT

Occupying a prominent & commanding position along Sittingbourne Road, one of Whitley's most coveted settings & fished to the highest of standards throughout - this luxury semi-detached family home offers buyers the unique opportunity to purchase in an area where properties of this size and quality seldom come available. Bought by the current owners around 8 years ago & completely transformed throughout, the property now provides an astonishing 2849 square feet of sleek, stylish living space that simply must be viewed internally to be fully appreciated. Our clients spared no expense in the transformation from dilapidated, 1930s home to the spacious, luxury living space it is today. The property was not only extended by two storeys to the side, but boasts a full width extension at the rear & a cleverly converted loft, resulting in 4 generous double bedrooms plus 2 bathrooms. All the work has been sympathetically done, with great care taken to match the roof style, brick type and traditional look of the home, whilst also creating something that is undoubtably contemporary. Internally the property is impeccably maintained & in brief comprises; a large & welcoming entrance hallway with wc / cloaks, front lounge, a stunning rear sitting room with smart media wall, contemporary inset fire & bi-folding doors that open out onto the garden plus the sleek fitted kitchen diner which is finished with a range of quality integrated appliances, quartz worktops, large central island unit and vaulted ceiling with Velux windows. Off the kitchen is a useful utility room. Upstairs, the property provides four bedrooms, all of which are doubles, with three bedrooms to the first floor and an additional bedroom plus study area to the top floor. The master bed benefits from a sleek en-suite, plus there is a luxury, high spec newly installed family bathroom suite. Externally, the plot here is another key selling feature of the home. The garden at the rear is beautifully maintained - mature, well stocked, over 100ft in length & enjoy a southerly facing aspect. Our clients have created a large porcelain tiled patio area with timber gazebo, plus at the bottom of the garden is a superb garden room, currently utilised as a gym. To the front is a driveway, which leads to the semi-partitioned garage / store. Sittingbourne Road itself is located just off Wigan Lane & is conveniently positioned for the outstanding Woodfield Primary School, plus the stunning Plantations & Haigh Hall. Predominantly made up of detached homes, the setting is comfortably one of the area's most desirable places to live & we expect lots of early interest so viewings are highly encouraged.



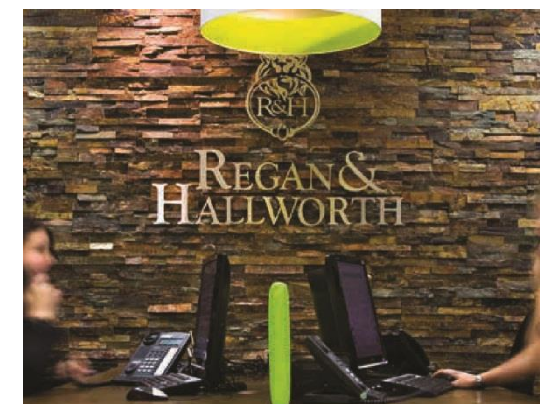




**TOTAL FLOOR AREA : 2849 sq.ft. (264.7 sq.m.) approx.**

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.