



The Pottery, Melling

£675,000



ALASTAIR SAVILLE
ESTATE AGENTS

The Pottery, Melling

EXECUTIVE DETACHED RESIDENCE IN THE HEART OF MELLING VILLAGE, GATED COMMUNITY, BACKING ONTO THE LIVERPOOL TO LEEDS CANAL. FIVE/ SIX DOUBLE BEDROOMS- TWO WITH REFITTED ENSUITES, LARGE KITCHEN/DINER/FAMILY ROOM, TWO FURTHER RECEPTION ROOMS, ENCLOSED GARDENS WITH SUMMERHOUSE STUDIO (WITH ELECTRIC, HEATING AND AIR CON). BEAUTIFULLY PRESENTED THROUGHOUT. PERFECT FAMILY HOME. OFFERED FOR SALE WITH NO ONWARD CHAIN.

Having been built by the current owners, this detached exclusive residence sits on the gated development of The Pottery backing onto the Liverpool to Leeds canal. The property offers unrivalled spacious, beautifully presented accommodation throughout making a superb family home. The accommodation comprises entrance vestibule, hallway, lounge with French doors to the rear gardens, dining room which could also be used as an office or study, downstairs WC, large kitchen/diner/family room again with French doors out to the garden, utility room and integral double garage with electric garage door. The accommodation throughout the ground floor enjoys under floor heating. To the first floor is a large landing with picture window, the master suite comprising a superb bedroom with bi fold doors to a balcony, a walk in wardrobe and beautiful recently replaced ensuite, further large double bedroom again with a beautiful recently replaced ensuite, third large double bedroom (this room used to be two rooms) and the family bathroom. To the second floor is another large landing with space for desk suitable as a home office and two further large double bedrooms, one with an ensuite bathroom. Externally, there is off road parking for three cars with lawns to the front. Further enclosed gardens are found to the rear with a patio area, lawns, further patio with a metal pergola and a summerhouse/ studio which is double glazed with electric, heating and air conditioning. This is an opportunity not to be missed and must be viewed internally to fully appreciated.





Entrance Vestibule

Double glazed composite entrance doors. Double glazed Upvc windows to the front. Tiled flooring. Under floor heating. Glazed door leads into

Hallway

Glazed doors off to various rooms. Staircase leading to the first floor landing. Under stairs storage cupboard. Under floor heating.

Cloakroom

Double glazed Upvc window to the front. Suite comprising WC with hidden cistern and floating wash hand basin with mixer tap. Half tiled walls. Tiled flooring. Under floor heating.





Dining Room/ Office/ Snug

Double glazed Upvc Bay window to the front. Under floor heating.

Living Room

Double glazed Upvc French doors leading out to the rear gardens. Feature cast iron decorative fireplace with mantle, surround and hearth. Television point. Two wall lights. Under floor heating.

Kitchen/Diner/ Family Room

Double glazed Upvc window to the rear from the kitchen area, multiple double glazed Upvc windows to the rear overlooking the gardens and double glazed Upvc French doors leading out to the rear gardens. Tiled flooring. Under floor heating.



Kitchen Area

Range of wall and base units incorporating polished granite worksurfaces with inset stainless steel sink with mixer tank over and indented drainer into worksurface. 'Neff' Five ring gas hob with extractor hood over. Integrated dishwasher. 'Neff' double oven. Space for American style fridge freezer. Door leading into the

Utility

Double glazed Upvc window to the front. Range of wall and base units incorporating polished granite worksurfaces. Space and plumbing for washing machine. Space for tumble drier. Tiled flooring. Under floor heating. Door leading into

Integral Double Garage

Up and over electric door. Double glazed Upvc window to the rear. Hoover system which is throughout the house. Light, power and water supply.



First Floor Landing

Arched picture double glazed Upvc window to the front. Staircase leading to the second floor landing. Under stairs cupboard. Doors off to various rooms. Radiator. Airing cupboard.

Master Suite

Bedroom

A dual aspect room with double glazed Upvc window to the rear overlooking the Canal and double glazed Bi fold doors leading out to the balcony. Radiator.

Dressing Room

Range of built in wardrobes. Door leading into the





Ensuite

Obscured double glazed Upvc window to the rear. Recently replaced suite comprising large walk in shower with double headed mains rain shower, WC with hidden cistern and wash hand basin with mixer tap and storage beneath. Mirror with lighting. Feature shelving. Underfloor heating. Heated towel rail.

Bedroom Two (formerly two double rooms)

Two double glazed Upvc windows to the rear enjoying views over the Canal. Two radiators. This room could easily be made back into two rooms if a buyer needed to do so with a partition wall. Triple wardrobe with sliding doors.

Bedroom Three

Double glazed Upvc Bay window to the front. Built in wardrobes with sliding doors. Radiator. Door leading into



Ensuite

Obscured double glazed Upvc window to the front. Recently replaced suite comprising large walk in shower with double headed mains rain shower, WC with hidden cistern and wash hand basin with mixer tap and storage beneath. Mirror with lighting. Feature shelving. Heated towel rail.

Family Bathroom

Obscured double glazed Upvc window to the side. Suite comprising raised bath with mixer tap and shower attachment, wash hand basin with mixer tap and storage beneath and WC with hidden cistern. Mirror with lighting. Tiled walls. Tiled flooring. Heated towel rail.

Second Floor Landing

Double glazed Upvc window to the rear. Doors off to various rooms.



Bedroom Four

Two double glazed Upvc windows to the rear overlooking the Canal. Built in wardrobes. Eaves access. Radiator. Opening into

Ensuite

Circular double glazed Upvc window to the front. Suite comprising raised jacuzzi bath with mixer tap, wash hand basin with mixer tap and storage beneath and WC with hidden cistern. Tiled walls. Tiled flooring. Mirror with lighting. Heated towel rail.

Bedroom Five

Double glazed Upvc window to the rear overlooking the Canal. Eaves access. Radiator.

Externally

To the front of the property is a triple width driveway providing off road parking. There is lawns to the front and gated side access leading into the rear of the property.

The main gardens lie to the rear of the property and are enclosed. There are two patio areas ideal for outdoor entertaining, one with a large metal pergola. Lawned gardens then lead down to the Summerhouse/ Studio

Summerhouse Studio

Fully insulated with two sets of double glazed Upvc French doors. Television point. Air conditioning unit for heating and air conditioning.

Agents Note

Freehold. Council Tax Band- E, Sefton Council. The vendor informs us that there is a built in hoover system throughout the house.



