



-  Unique Double Fronted Detached House
-  Architecturally Designed
-  Secluded Location within Cul-de-Sac

-  4 Bedrooms, 3 Bathrooms
-  Beautiful Gardens & Summerhouse
-  Views over Rookery Playing Fields

**Price: £800,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





**A rare opportunity to purchase a unique, individually designed detached house occupying an unrivalled, secluded position within a select cul-de-sac with views over The Rookery playing fields.**

We are delighted to offer for sale this outstanding detached house which is nestled within a small and exclusive cul-de-sac forming part of an established residential area. The accommodation has been planned to offer the flexibility of exclusive ground floor occupation or as an excellent four bedroom family house with three bathrooms.

The property is installed with gas central heating and double glazing, briefly comprising 33' through Dining Hall with oak flooring and entrances to the front and rear, both of which are canopied with glass providing additional sheltered seating areas, Cloaks recess leading to separate WC, Living Room with French windows to the gardens, open plan Dining Kitchen (with double oven, hob, cooker hood, microwave, fridge and dishwasher), Utility Room (with space for a washing machine and dryer), principal Bedroom with Closet and En Suite Bathroom and Study/4th double Bedroom to the ground floor. There is a feature open riser staircase leading to the first floor where there are two further double Bedrooms and Bathroom.

The stunning, beautifully maintained and impressively landscaped gardens are an outstanding feature of the property enjoying an open view over The Rookery playing fields with a driveway providing parking and leading to the detached double Garage.

Grove Park is located off Rookery Road which, in turn, is located off Hesketh Drive where there are a range of local shops. The many facilities of Churchtown Village and Southport town centre are readily accessible.





## GROUND FLOOR:

**Through Reception Hall** - 10.31m x 4.22m (33'10" x 13'10") with cloaks recess leading to:

**Separate WC**

**Front Living Room** - 6.5m x 4.6m (21'4" x 15'1")

**Open Plan Dining Kitchen** - 6.88m x 4.04m (22'7" x 13'3")

**Utility Room** - 4.01m x 1.5m (13'2" x 4'11") with space for a washing machine and a dryer

**Principal Bedroom Suite** - 4.88m x 4.57m (16'0" x 15'0")

**En Suite Bathroom** - 2.64m x 1.88m (8'8" x 6'2")

**Walk in Closet** - 1.93m x 1.88m (6'4" x 6'2")

**Study/Bedroom 4** - 4.04m x 2.69m (13'3" x 8'10")

**En Suite Shower Room** - 2.84m x 0.84m (9'4" x 2'9")

## FIRST FLOOR:

**Landing**

**Bedroom 2** - 4.6m x 4.57m (15'1" x 15'0")

**Bedroom 3** - 4.6m x 3.91m (15'1" x 12'10")

**Bathroom** - 3.4m x 2.74m (11'2" x 9'0")

**Loft** partially boarded and accessible via a pull-down ladder





### **OUTSIDE:**

An outstanding feature of this property are the stunning, professionally landscaped gardens to the front, side and rear. The gardens are planned with lawns, abundantly stocked borders, feature arches, water features, York stone paving with cobbled relief. There are a range of specimen bushes and trees complimenting the beautiful overall design. The feature driveway provides ample parking and leads to the detached double width Garage which has twin up and over doors. The Dining Hall has entrances to the front and rear, both of which are canopied with glass providing additional sheltered seating areas, the rear leading to a particularly attractive Summerhouse 4.09m x 2.29m (13'5" x 7'6") and adjacent Greenhouse.

**Double Garage** - 5.28m x 5.03m (17'4" x 16'6")

**Tenure:** Freehold

### **Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G.

### **Mobile Phone Strength:**

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

### **Broadband:**

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

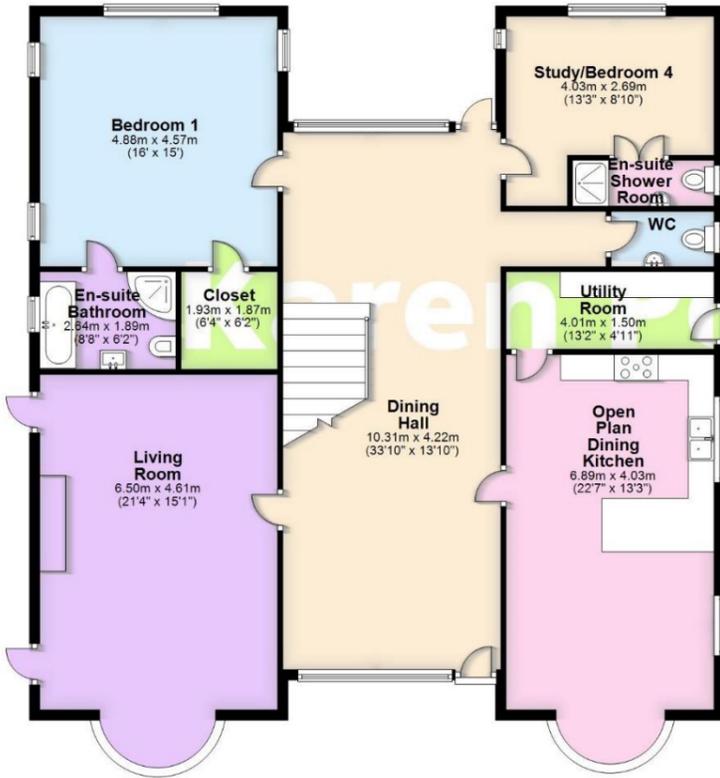
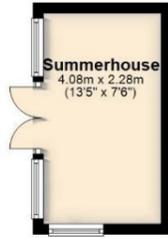
### **NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

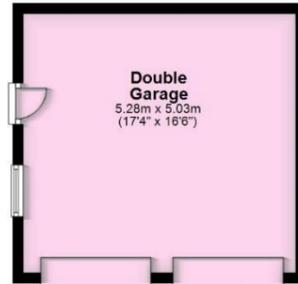
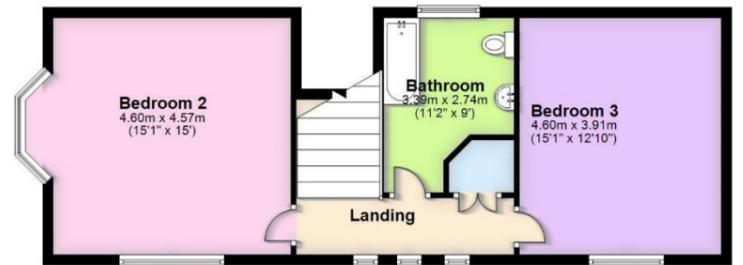
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**Ground Floor**  
Approx. 198.6 sq. metres (2137.7 sq. feet)



**First Floor**  
Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 255.3 sq. metres (2748.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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