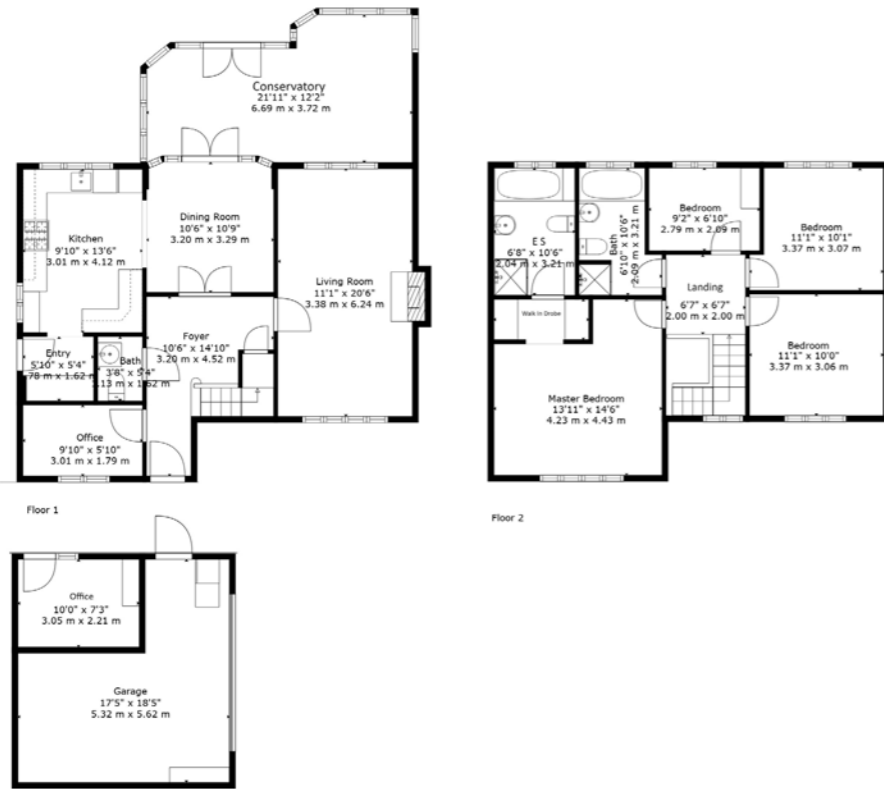




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173



TOTAL: 1532 sq. ft, 142 m2
 FLOOR 1: 806 sq. ft, 75 m2, FLOOR 2: 726 sq. ft, 67 m2
 EXCLUDED AREAS: GARAGE: 240 sq. ft, 22 m2, SCREENED PORCH: 226 sq. ft, 21 m2, PORCH: 712 sq. ft, 66 m2,
 FIREPLACE: 2 sq. ft, 0 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This magnificent, detached home is situated on one of the largest plots on this development. Located conveniently near Euxton village and Chorley Town centre, this property offers easy access to amenities, the railway station, and top-rated schools for all ages.

This family-friendly residence offers lifestyle living, three spacious reception rooms, providing ample space for relaxation and entertainment. As you step inside, you'll be greeted by a grand entrance hallway with durable Karndean flooring which flows all through the ground floor apart from the lounge which is carpeted. To the front, there is a home office, while the spacious lounge boasts dual aspect windows, a feature fireplace with gas fire, and elegant spotlights. The dining room, accessed through double doors, leads to a bespoke handcrafted kitchen by local manufacturer Laurel Farm Kitchen, equipped with high-end appliances including built in Bosch fridge and freezer, Miele dishwasher, filter tap, stunning Aga with three ovens and six gas rings, a Belfast sink and granite countertops. A utility larder cupboard houses the necessary laundry appliances. From here you access the large P-shaped conservatory which overlooks the expansive garden. The ground floor also includes a home office/snug and a cloakroom with a WC,

Upstairs, this four bedroom property made up of three double bedrooms and a single, with the master bedroom offering a dressing area and ensuite four piece shower room enhanced with Burlington taps. The main bathroom features a four-piece suite including a bath, WC, sink, and separate shower cubicle.

Outside, the front garden is low maintenance with established plants, a water feature, and seating area. The driveway can accommodate up to six vehicles and leads to a detached double fronted garage which incorporates an additional bespoke office/studio, which has its own entrance. The rear of the property boasts a large patio, a well-maintained lawn, established flower beds and a classical Summerhouse, with electrics for additional outdoor enjoyment.

This immaculate home is a rare opportunity and a must see, you wont be disappointed!





KEY FEATURES

- Stunning Detached Family Home
- Four Good Sized Bedrooms the Dressing Area and Ensuite Shower Room to Master
- Circa 1532 Square Feet
- Spacious Lounge
- Beautiful Bespoke Designer Kitchen
- Dining Room
- P- Shaped Conservatory
- Two Home Offices
- Large Rear Garden
- Ample Driveway Parking
- Detached Double Garage
- Popular Location











