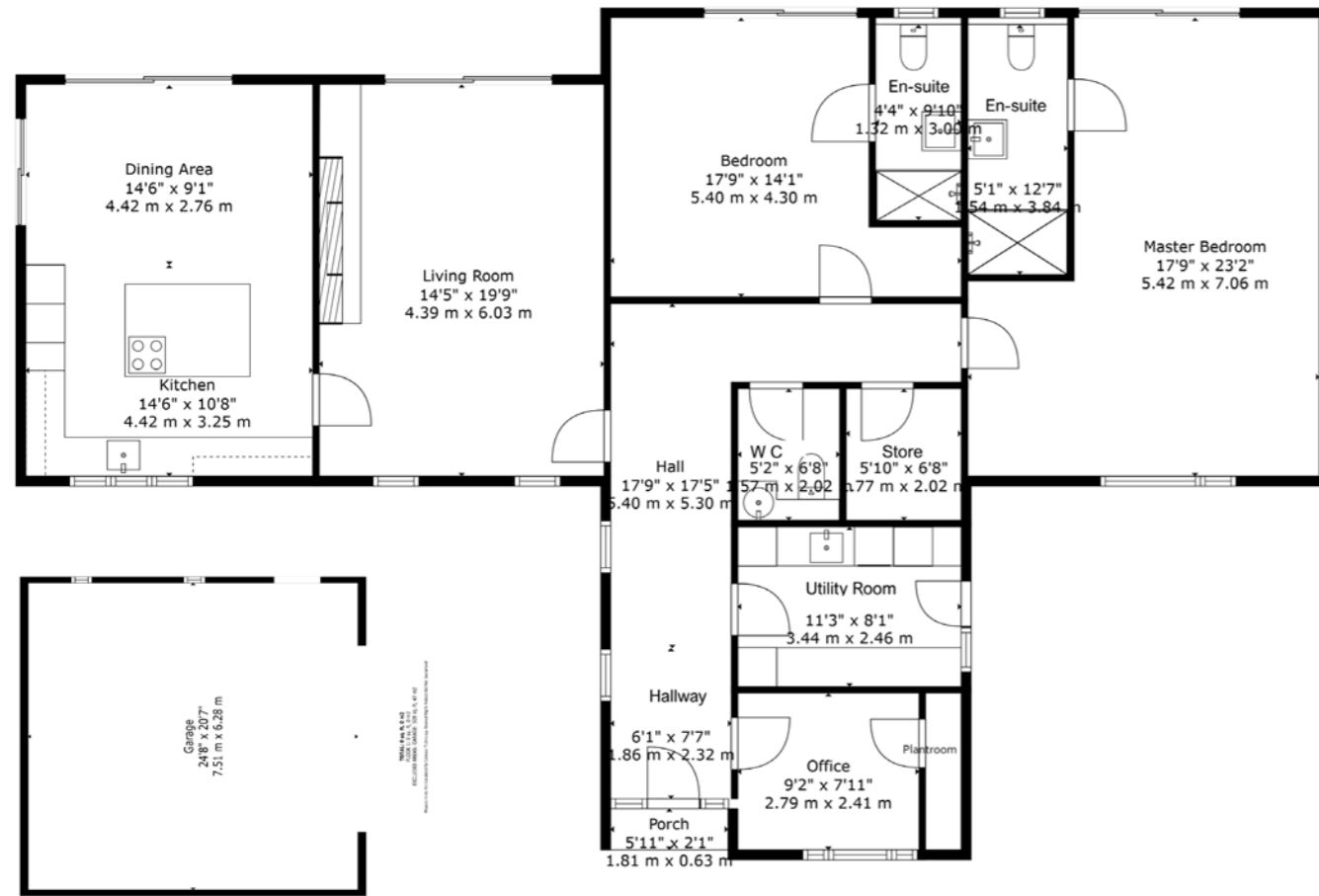




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

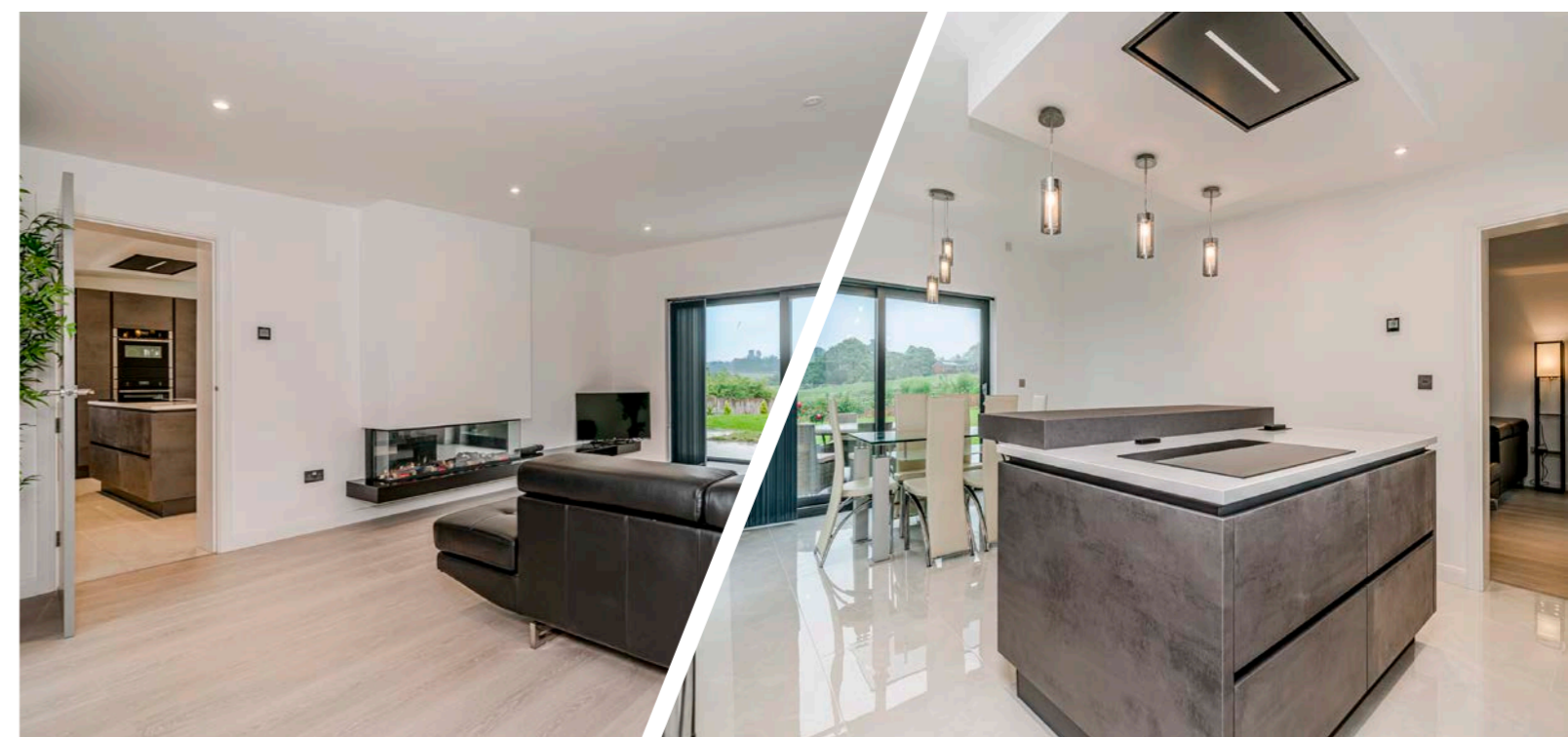


TOTAL: 1732 sq. ft, 161 m²
 FLOOR 1: 1732 sq. ft, 161 m²
 EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m²

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

Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: E

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 stunning new build detached bungalow spans over 1700 square feet and is sure to impress viewers. Situated on a large plot, the modern home features its own private gated driveway and is built mainly in stone, blending beautifully with the surrounding fields and countryside.

Upon entering, you will be amazed by the neutral decor and spacious rooms. The entrance hallway is filled with natural light from the long windows, leading to a spacious living room with a contemporary fire as the focal point and expansive sliding doors opening to the rear garden. The dining kitchen is fitted with high-end units, quality integrated appliances, and work surfaces, with additional sliding doors and large windows offering views of the surrounding areas.

There is a versatile room currently used as an office, which could also serve as a snug or TV room, as well as a cloak WC and a handy utility room with ample storage, a wine fridge, and a washer and dryer. Both bedrooms boast ensuite shower rooms and patio doors leading to the outdoor patio.

Outside, there is a large driveway, detached triple garage, and an easy-to-maintain rear garden with paved patio areas and lawned sections. The property also includes approximately 2 acres of land that could be used for equestrian activities.

The property's location is highly sought after, close to the motorway network and a variety of local amenities.





KEY FEATURES

- Modern New Build Detached Bungalow
- Approximately 2 Acres of Land
- Two Large Bedrooms both with Ensuite Facilities
- Circa 1732 Square Feet
- Tastefully Decorated and Furnished
- High End Kitchen/Diner
- Office
- Large Utility
- Private Gated Driveway
- Ample Parking
- Detached Triple Garage
- Well Maintained Rear Garden
- Beautiful Views
- Popular Village Location







