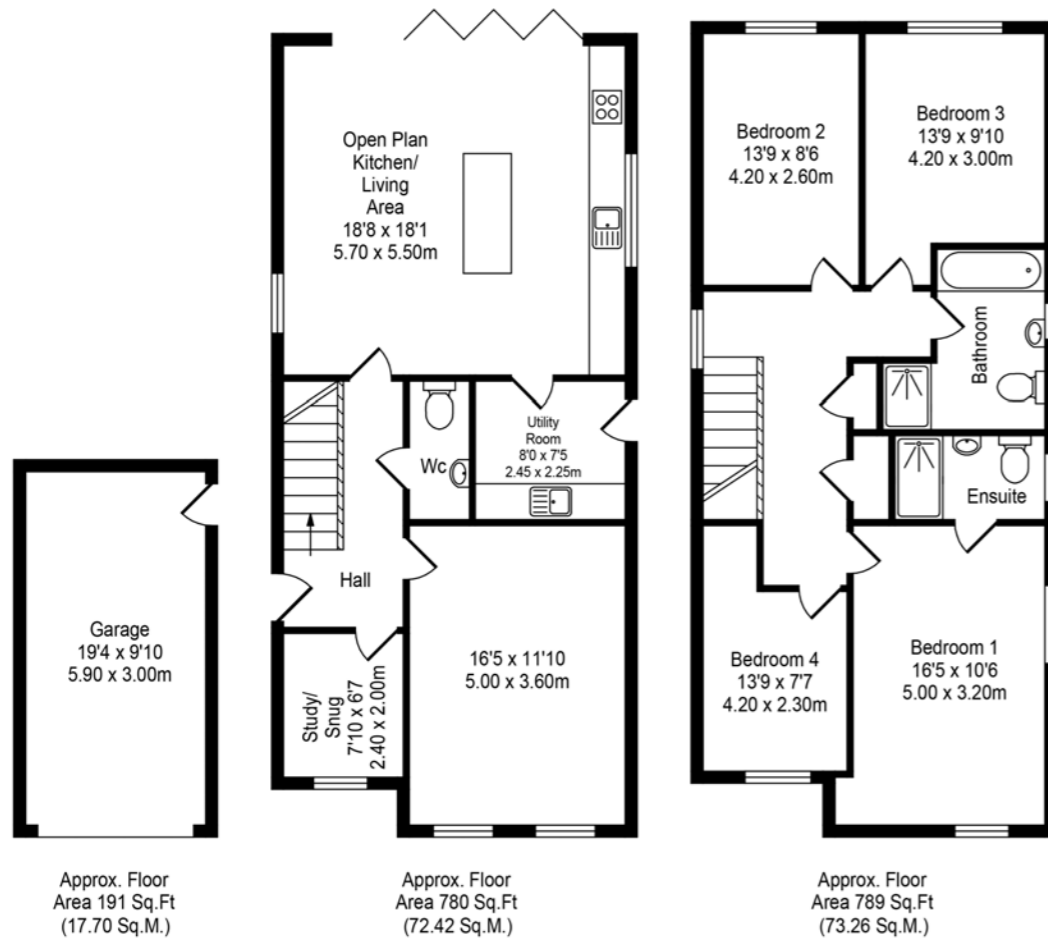




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1759 Sq.ft. (163.38 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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.



In the picturesque semi-rural village of Charnock Richard, a remarkable opportunity awaits prospective homeowners seeking the perfect blend of contemporary elegance and family comfort. Nestled within a small, exclusive development, this stunning executive family home stands as a testament to modern design and functionality, offering a serene escape from the hustle and bustle of urban lifestyle.

As you step through the entrance hallway, you are greeted by a sense of space and light that permeates the entire home. The thoughtfully designed layout leads you to a beautifully presented lounge, a perfect retreat for relaxation and entertainment, enhanced by tasteful decor and ample natural light, creating a warm and inviting atmosphere. The property also features an ideal office, thoughtfully positioned to provide a quiet environment for productivity, whether you're working from home or managing family affairs, this space meets the demands of modern living. At the heart of the home is the stunning dining kitchen and family room. This impressive space is not only functional but also a hub for family gatherings and social events. The kitchen boasts a range of stylish wall and base units, a central island for added convenience and bi-fold doors that open seamlessly to the landscaped garden. This design facilitates a harmonious indoor-outdoor flow, perfect for summer barbecues or tranquil evenings under the stars. A utility room provides additional storage whilst a handy WC rounds off the ground floor.

Venturing upstairs, you will find four generously sized double bedrooms, each designed with comfort in mind. The master bedroom, a true sanctuary, featuring the luxury of a three-piece en-suite bathroom, providing a private retreat for relaxation. The remaining bedrooms are well-appointed and share a spacious four-piece family bathroom, accommodating the needs of a growing family or hosting guests.

Externally, the property boasts an electric gated entrance that enhances security and adds a touch of sophistication. Ample off-road parking is available, leading to a double garage that provides both storage and convenience. The rear garden is a beautifully landscaped oasis, laid to lawn and perfect for children to play, pets to roam and lovely for you to relax on a summers evening.

