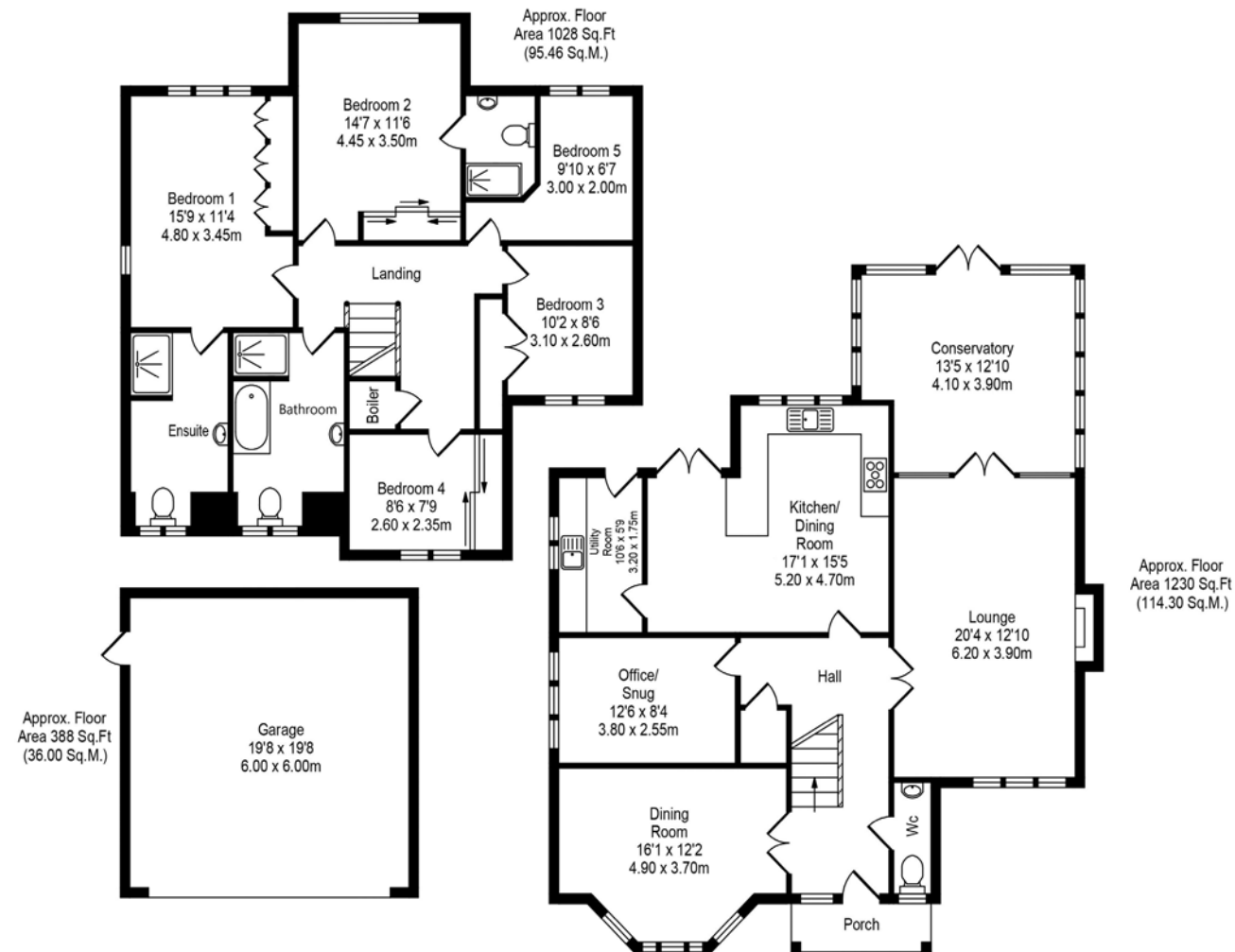




Ormskirk: 01695 570102
 arnoldandphillips.com
 Southport: 01704 778668
 Chorley: 01257 241173
 Parbold: 01257 442789

ARNOLD & PHILLIPS
 ESTATE AGENTS



Total Approx. Floor Area 2645 Sq.ft. (245.76 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:

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.



THE LUXURY PROPERTY SPECIALISTS

Hardacre Lane, Whittle-Le-Woods

A&P

In the competitive realm of real estate, discovering a property that seamlessly combines style, convenience, and comfort can be a challenging endeavor. However, a remarkable opportunity has emerged to acquire a recently renovated five-bedroom detached family home, situated on a generous plot on the highly desirable Hardacre Lane in Whittle-le-Woods. This is not just a house, it's a welcoming haven designed for families who seek both modern amenities and a tranquil lifestyle.

One of the most compelling aspects of this property is its prime location. Nestled near the esteemed Shaw Hill Golf Course, it offers an idyllic setting for golf enthusiasts who appreciate leisurely days spent on the fairways. For families, the home is conveniently located near reputable local schools, making the daily school commute effortless. Additionally, easy access to major motorway links ensures that residents can swiftly connect to surrounding towns and cities, enhancing both work and leisure.

As you enter this stunning home, you are greeted by a spacious and inviting entrance hallway that sets a warm and welcoming tone. The recent renovations and modern finishes throughout the property create a stylish yet comfortable atmosphere, perfect for entertaining guests or enjoying quality family time. The ground floor features a variety of thoughtfully designed living spaces tailored to meet the needs of a growing family. The lounge, adorned with an elegant fireplace, serves as a cosy retreat for relaxation, while French doors open into a bright conservatory that overlooks the lush garden. This seamless connection to nature creates an ideal setting for relaxation or gatherings with friends and family. For more formal dining occasions, the dining room, complete with a charming bay window, provides a sophisticated space for family meals and celebrations. Additionally, an office/snug offers a quiet corner for work or study, ensuring that everyone in the family has their own space to focus or unwind. The heart of the home is the expansive kitchen/dining room, equipped with a stylish array of modern wall and base units, as well as integrated appliances. This space is designed for both culinary creativity and social gatherings, making it perfect for family dinners or entertaining guests. The adjoining utility room adds further convenience, keeping the home organized and functional.

Venturing to the first floor, you will find five spacious bedrooms, providing ample room for family members or guests. Bedrooms one and two each boast their own en-suite shower rooms, offering a touch of luxury and privacy that is highly sought after in family homes. The family bathroom features four-piece bathroom suite to accommodate the private spaces

Externally, this remarkable property is complemented by mature gardens both at the front, side and rear, creating a serene outdoor oasis. The gardens are adorned with a diverse array of mature trees, shrubs, and plants, offering a lush and vibrant setting that enhances the home's curb appeal while providing a peaceful retreat for relaxation and play. One of the standout features of this property is the impressive driveway and double garage, which provides ample off-road parking for both family and guests. This generous parking space ensures convenience and ease, eliminating any worries about finding parking during gatherings or family events. The expansive driveway not only adds to the functionality of the home but also contributes to the overall charm and welcoming atmosphere of the property.

In summary, this recently renovated five-bedroom detached family home on Hardacre Lane is an exceptional find. Offering a perfect blend of modern living, spacious interiors, and beautiful outdoor spaces, it is a dream home that is not to be missed.





KEY FEATURES

- Immaculate Family Home
- Five Spacious Bedrooms (Two with Ensuite)
- Circa 2645 Square Feet
- Good Sized Lounge
- Light Filled Conservatory
- Separate Dining Room
- Modern Dining Kitchen
- Lovely Gardens to Front, Side and Rear
- Sought After Location
- Good Transport Links





