



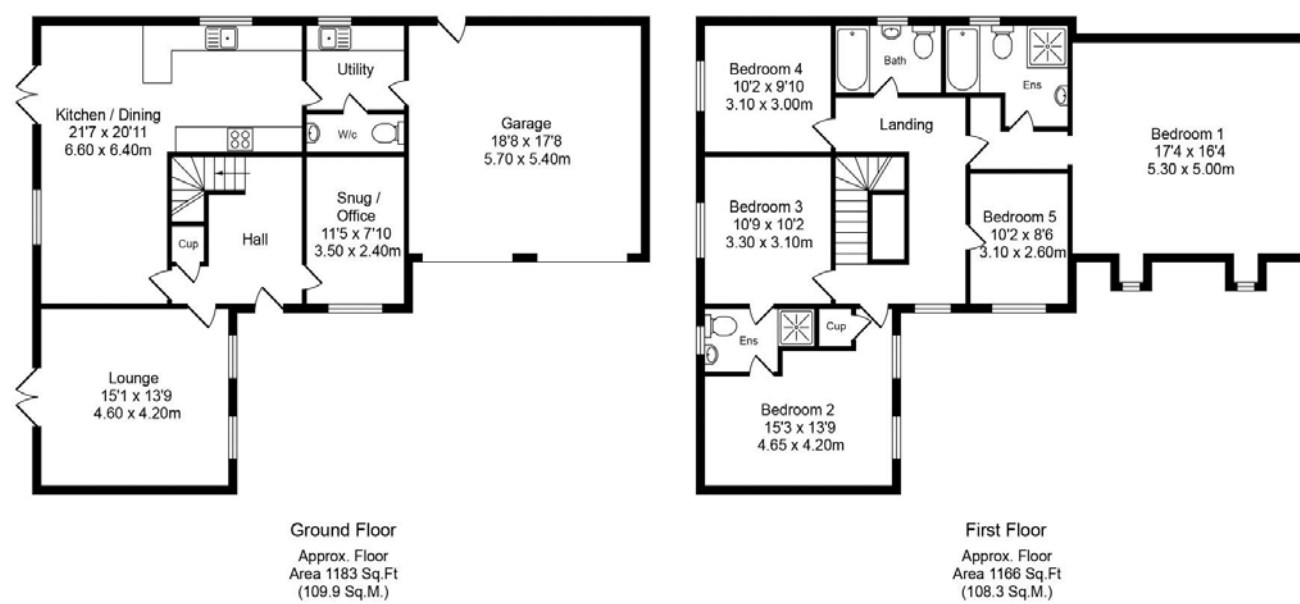
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2349 Sq.ft. (218.2 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: F

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

Worlington Close, Buckshaw Village

A&P

Arnold & Phillips are pleased to present this beautiful five bedroom family home. Nestled in the serene cul-de-sac of Buckshaw Village, this exquisite five-bedroom detached property offers an exceptional opportunity for families seeking a harmonious blend of comfort, convenience, and contemporary design. With generous indoor and outdoor spaces, this home is a perfect sanctuary for those who appreciate spacious living and a vibrant community.

Location is paramount in real estate, and this property does not disappoint. Situated within close proximity to a plethora of local amenities, residents will find supermarkets, restaurants, and essential services just a stone's throw away. The property's accessibility is further enhanced by nearby motorways, well-connected bus routes, and Buckshaw Parkway train station, which provides direct routes to Manchester and Preston. This strategic positioning ensures that everyday conveniences are readily available, making it an ideal choice for families and commuters alike.

Upon entering this remarkable home, one is greeted by a spacious reception hall characterised by an open staircase, which sets an inviting tone for the rest of the property. To the right of the entrance, a versatile playroom beckons, designed for family activities and leisure time—a perfect space for children to play or for adults to unwind. On the left, the spacious lounge area offers a welcoming ambiance, enhanced by patio doors that open directly onto the garden, flooding the room with natural light and providing a seamless connection between indoor and outdoor living. The heart of the home is undoubtedly the open-plan kitchen/diner/breakfast room, which epitomizes modern family living. This well-appointed kitchen is equipped with integrated appliances, including an oven, dishwasher, wine cooler, and a boiling water tap, catering to the culinary needs of any aspiring chef. Ample dining space ensures that family meals are enjoyable, while the breakfast bar offers a casual dining option for busy mornings. Complementing the ground floor is a utility room that provides access to the double garage and a convenient WC, enhancing the practicality of daily living.

Ascending to the first floor, the open landing leads to five generously sized double bedrooms, each thoughtfully designed to maximize space and natural light. The master bedroom stands out with its private four-piece en-suite, creating a luxurious retreat for relaxation. Bedrooms two and three share a well-appointed Jack & Jill en-suite, making it an ideal arrangement for growing children or accommodating guests. A spacious three-piece family bathroom completes the first floor, ensuring that every occupant enjoys comfort for all occupants.

Externally, this remarkable property stands as a testament to harmonious living, meticulously designed to cater to the modern family's needs. As you approach the residence, the driveway immediately captures your attention, offering ample parking space for two cars and leading seamlessly to a double, integrated garage. This practical feature not only ensures convenience but also adds a touch of sophistication to the home's façade. The property's true allure, however, unfolds as you venture towards the rear garden—a sizeable oasis that promises to be a haven for relaxation and entertainment. At its center lies a lush lawn, bordered by multiple patio areas that beckon you to enjoy al fresco dining or simply unwind under the open sky. Here, the serenity of nature envelops you, providing a peaceful retreat from the frenetic pace of everyday life.

Adding to the property's appeal are the solar panels fitted to its rear, a thoughtful addition that underscores a commitment to sustainability and offers residents the comfort of reduced energy costs. This eco-friendly feature not only aligns with contemporary values but also enhances the home's efficiency, ensuring peace of mind for the environmentally conscious homeowner. The property's location further elevates its charm. Situated on a quiet cul-de-sac, it offers a sense of exclusivity and tranquility. Overlooking nearby woodland and a serene lake, the surroundings imbue the setting with a natural beauty that is both calming and picturesque. Such proximity to nature provides an idyllic backdrop for families seeking a balance between connectivity and seclusion.

In summary, this stunning property in Buckshaw Village seamlessly blends spacious and versatile living accommodation with the allure of ample outdoor space. Its convenient location, coupled with thoughtful features and a tranquil environment, makes it an ideal family home—a place where memories are crafted and cherished for generations to come.





KEY FEATURES

- Well Presented Detached Home
- Five Generously Sized Bedrooms (Two with Ensuite)
- Circa 2349 Square Feet
- Open Plan Dining Kitchen
- Spacious Lounge
- Good Sized Rear Garden
- Double Garage
- Ample Driveway Parking
- Popular Location
- Great Local Amenities
- Fantastic Transport Links







