



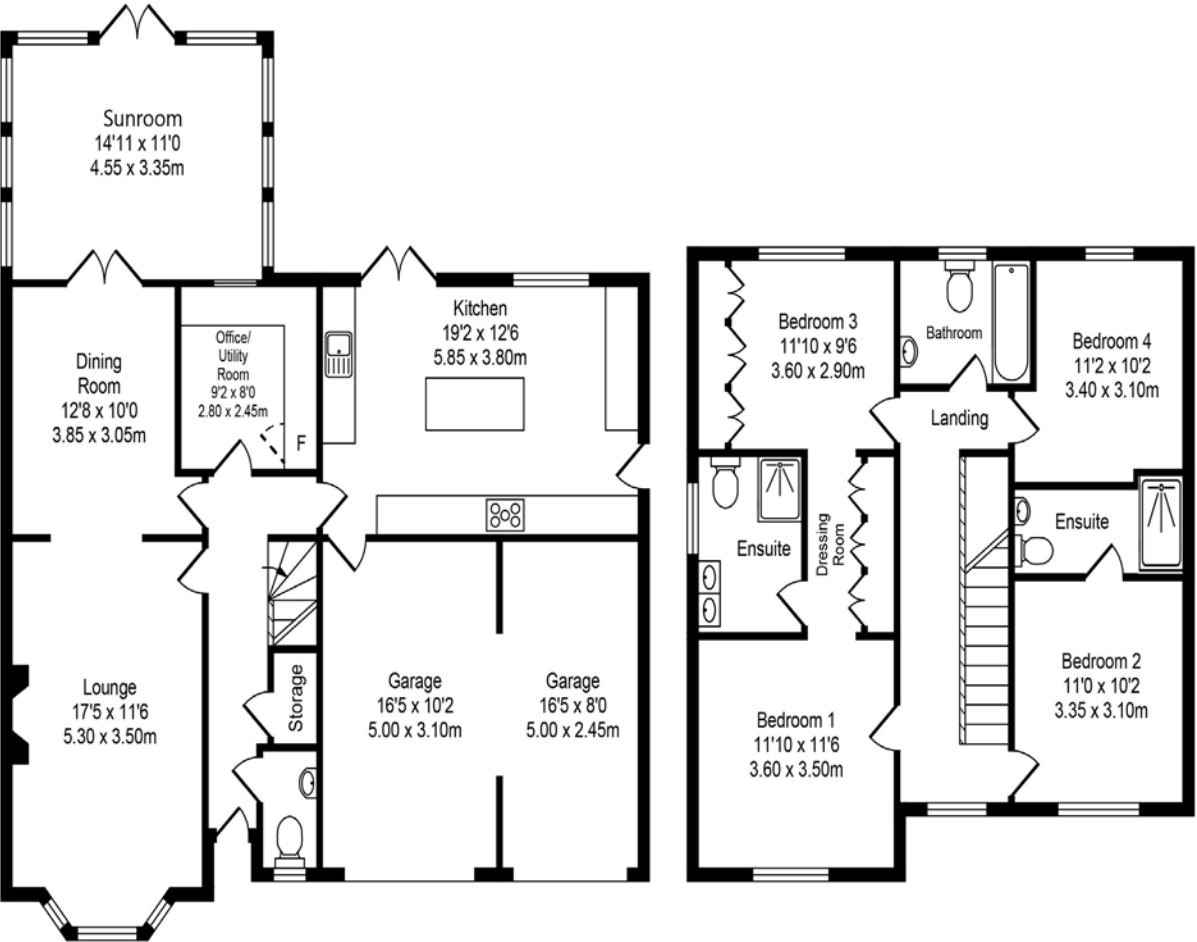
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Johns Wood

Total Approx. Floor Area 2135 Sq.ft. (198.31 Sq.M.)

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



Approx. Floor Area 1301 Sq.Ft (120.84 Sq.M.)

Approx. Floor Area 834 Sq.Ft (77.47 Sq.M.)

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.



Arnold and Phillips proudly present a stunningly renovated four-bedroom detached family home that epitomizes luxury and modern living. This exquisite residence offers an ideal combination of serene surroundings and convenient access, making it perfect for growing families. Situated in a location that readily accommodates outdoor enthusiasts, the home provides easy access to picturesque woodland walks, while remaining seamlessly connected to the bustling Chorley Town Centre and major transport links to nearby towns and cities. This strategic location not only offers peace and tranquility but also ensures that amenities and opportunities are never far from reach. Families will find the area particularly appealing due to the wide range of educational facilities available. From nursery schools to institutions for older children, the choices are plentiful, making it an ideal setting for nurturing young minds.

As one steps inside this remarkable home, the entrance hallway provides a warm and welcoming introduction, featuring convenient access to a ground floor W/C and the home's various living spaces. The interior is expertly designed to balance both functionality and elegance. The spacious lounge is a testament to modern living, with a light and airy ambiance accentuated by a contemporary media wall. This space flows effortlessly into the dining area, creating a harmonious environment that is perfect for entertaining guests. Adjoining the lounge is a sunroom, a haven of comfort and relaxation, offering beautiful garden views that provide a perfect retreat after a long day. For those who work from home, the inclusion of a well-appointed study/utility room offers a dedicated space for productivity and focus. The heart of the home, the kitchen/family room, is fitted with high-quality wall and base units, integrated appliances, and a central island, all illuminated by ample natural light. French doors open onto the rear garden, seamlessly blending indoor and outdoor living.

Ascending to the first floor, the home's design continues to impress. The master bedroom is a luxurious sanctuary, featuring a dressing area and en-suite facilities that have been thoughtfully upgraded to the highest standards. Bedroom three currently serves as an extension of the master suite, set up as an additional dressing room. Two further double bedrooms, one of which also includes en-suite amenities, offer ample space and comfort for family members or guests. Completing the upper floor is a family bathroom, which serves the remaining private spaces with style and efficiency.

This property presents an inviting and well-maintained exterior, beginning with its attractive frontage that welcomes you with charm and elegance. As you approach, you'll notice the neatly laid lawn in the front garden, which not only enhances the curb appeal but also offers a refreshing green space that frames the house beautifully. This meticulous lawn is an ideal spot for a touch of landscaping creativity or simply enjoying a quiet moment outdoors.

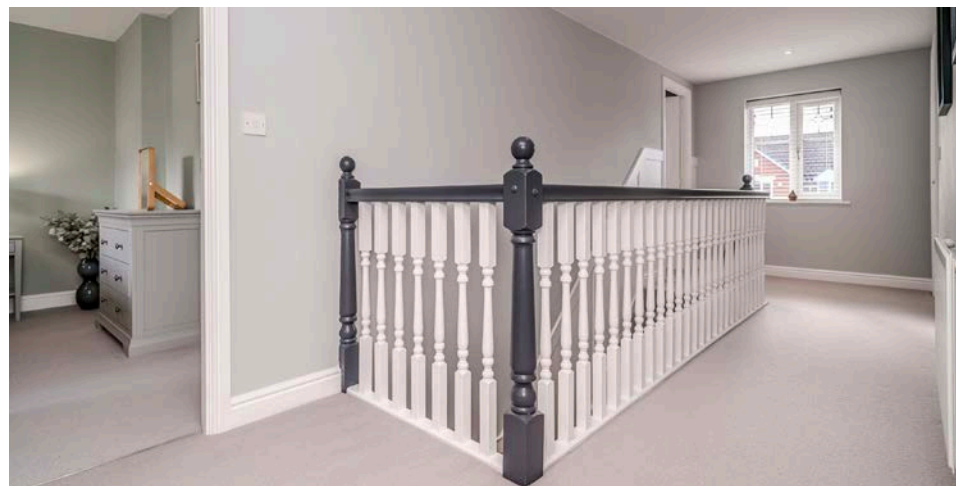
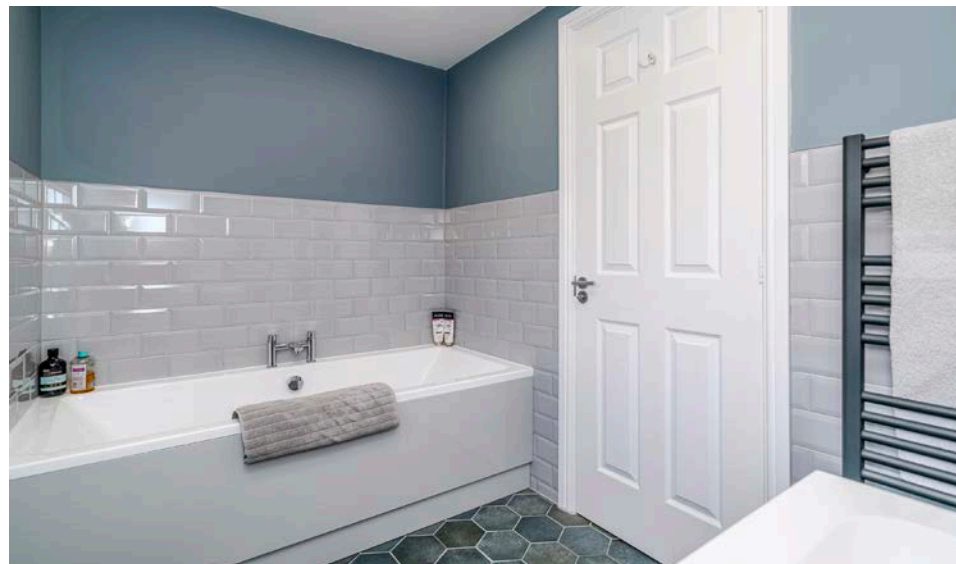
The practicality of the property is highlighted by the double driveway, which offers ample parking space for at least two vehicles side by side. This feature is particularly advantageous for households with multiple cars or for those who often have guests, as it alleviates parking concerns and adds convenience to everyday living. Connecting the double driveway to the residence is the double garage, providing not only secure parking but also potentially valuable storage solutions. The garage can accommodate vehicles and outdoor equipment, or it can be transformed into an additional functional space, such as a home gym, workshop, or hobby area, depending on your needs.

At the rear of the property, you'll discover a beautifully landscaped garden, designed to be both visually appealing and highly functional. This well-thought-out outdoor space combines various elements such as plants, flowers, shrubs, and possibly even pathways or decorative features, creating a serene environment that invites relaxation and enjoyment.

Complementing the landscaped garden is a thoughtfully designed patio area. This space serves as a perfect setting for entertaining guests, hosting family gatherings, or enjoying a leisurely afternoon. It offers a versatile area for outdoor furniture, where you can unwind and appreciate the tranquility of your surroundings.

Overall, the property's exterior features are thoughtfully designed to provide both aesthetic pleasure and practical benefits, making it an ideal home for those who value a balance of beauty and functionality in their living space.





KEY FEATURES

Renovated Detached Family Home

Four Bedrooms
(Master with Dressing Room and Ensuite and Bedroom Two with Ensuite)

Circa 2135 Square Feet

Spacious Lounge

Dining Room

Light Filled Sunroom

Stylish and Modern Kitchen

Good Sized Garden

Double Garage

Driveway Parking

Close to Amenities

Excellent Transport Links



