



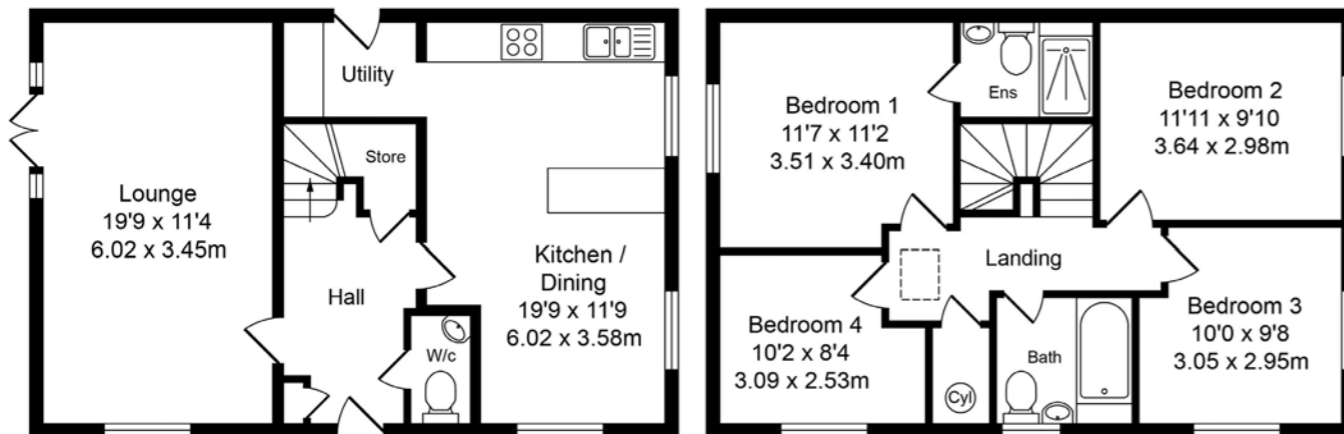
Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

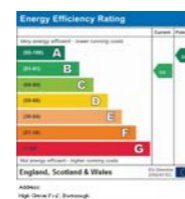
**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 1216 Sq.ft. (113.0 Sq.M.)**

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



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**THE LUXURY PROPERTY SPECIALISTS**

**High Grove Park, Burscough**  
**Asking Price £365,000**

**A&P**



Arnold & Phillips are delighted to bring to market this absolutely stunning four bedroom new build detached family home, residing on an attractive corner plot along the popular Taylor Wimpy development 'Highgrove Park' In Ormskirk, West Lancs.

This property has received an extensive array of further development and design works since being purchased as a newbuild property, with exquisite and bespoke additions fitted throughout this spacious family home. Conveniently positioned a range of local amenities and independent retailers are within close proximity, with the local rail station and highly regarded primary and secondary schools all within close distance.

With a private driveway leading to a single garage, access is provided via the modern front entrance with overhead porch. One is received into a large and naturally lit main entrance porch which has been fitted with bespoke hand-crafted panelling, in the hall are stairs up to the first floor and entrance into WC, lounge and open plan dining kitchen. Beautifully presented the fully fitted dining kitchen provides a host of wall and base units, high-end integrated appliances, premium quartz work-surfaces and central breakfast bar with adjoining multi-functional utility room. The left of the property enjoys an extensive main lounge which has received an host of upgrades, with extra-wide patio doors, a feature media unit with fitted more and fireplace.

The first floor enjoys four well-proportioned family bedrooms, all of which are decorated to a wonderful standard, with the master bedroom enjoying beautifully fitted wardrobes and a lavish fully tiled en-suite bathroom. The property is also well-served by a modern family bathroom providing bath with overhead tiled, WC and wash hand basin.

Externally, the property benefits from beautiful wrap around gardens and with the rear being well landscaped, with central premium artificial turf for ease of maintenance bordered by raised railway sleeper borders and stone design. Extending to a generous 1,216 square foot of prim-living accommodation and boasting a plethora additional modifications and upgrades, internal inspection is highly advised to fully appreciate all this impressive family home has to offer.







#### KEY FEATURES

Detached Family Home

Four Bedrooms

Finished To A Wonderful  
Standard

Circa 1216 Sq Ft.

Modern Living Room W/  
Media Unit & French Doors

Superbly Fitted Kitchen/  
Diner

Low Maintenance Garden













