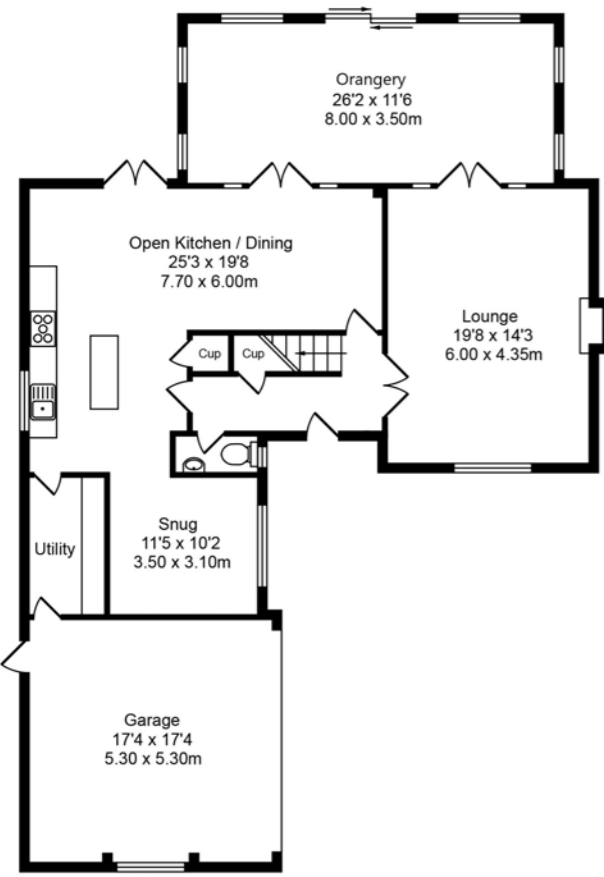




Southport: 01704 778668 Parbold: 01257 442789
 Ormskirk: 01695 570102 Chorley: 01257 241173
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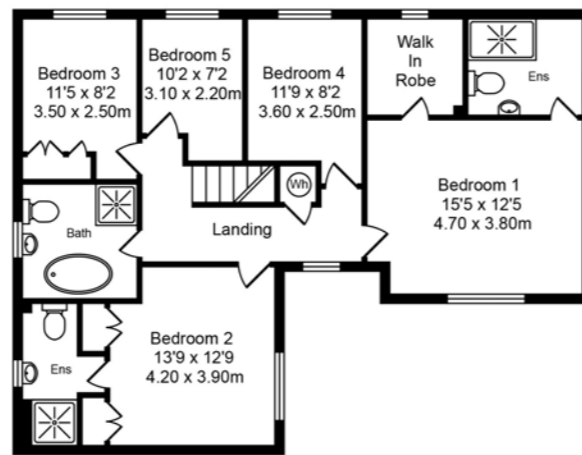
ARNOLD & PHILLIPS
 ESTATE AGENTS



Ground Floor
 Approx. Floor Area 1564 Sq.Ft (145.3 Sq.M.)

Total Approx. Floor Area 2528 Sq.ft. (234.9 Sq.M.)

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



First Floor
 Approx. Floor Area 964 Sq.Ft (89.6 Sq.M.)

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

Eversham Close, Banks
 Asking Price £550,000



Arnold and Phillips are delighted to bring to market an exciting opportunity to acquire this extensively proportioned five-bedroom detached family home, residing within an established and private plot along the popular Eversham Close in Banks, West Lancs.

Ideally positioned this modern executive family home resides within an established twenty-four-year-old Redrow development and benefits from a free-flowing floor plan and a superb level of interior decor throughout. With the local village of Banks residing within walking distance, a host of amenities and independent retailers are provided enjoying good transport and commuter links and falling within the catchment area for several highly regarded primary and secondary schools, this vibrant property would be ideal for working professionals and families alike.

Nestled within an established development this attractive property is approached via a private driveway which provides off-road parking for multiple vehicles alongside an integrated double garage. Accessed via an impressively proportioned front door, one is received into a bright and spacious front entrance hallway. The right side of the property enjoys a large main living room which has been finished to a high level and is centred around a premium inset feature fireplace and flooded in natural light via modern French style patio doors, which lead into an extensive rare orangery style garden room extension. This in turn flows around and through into a large L-shaped open plan dining kitchen, with a beautifully presented fitted kitchen providing an array of wall, base and tower units featuring a range of high-end integrated appliances and solid oak contrasting work surfaces and central feature island. This modern kitchen extends through into an ample dining area and further through into an adjoining family living area. The ground floor accommodation is completed with the WC/cloaks and the front snug which is of a good size it could be re purposed as a home office if required.

The first floor enjoys five well-proportioned family bedrooms, two with en-suite facilities, all of which are double in size and all neutrally decorated, enjoying the pleasant outlook over the surrounding area. The main bedroom suite enjoys a lavish tiled en-suite bathroom adjoining an equally well-proportioned walk-in wardrobe slash dressing room. Residing centrally is the main family bathroom which is finished in a stunning tile design and provides free standing bath, separate shower cubicle, WC and vanity wash hand basin.

Externally the property resides within a generous plot, with a south-facing rear garden and is not directly overlooked, bordered by an established range of trees, plants and shrubs. Professionally landscaped, a premium porcelain flagged patio terrace extends around the exterior of the property and provides an abundance of outside living space perfect for entertaining and dining alfresco. A centrally turfed lawn has been immaculately maintained and is bordered by a range of thoughtfully curated plants and multiple areas of interest. Extending to generous free flowing proportions and further enjoying gas central heating and double glazing throughout, internal inspection of this stunning family home is highly advised to fully appreciate the high level of fit and finish available within.



