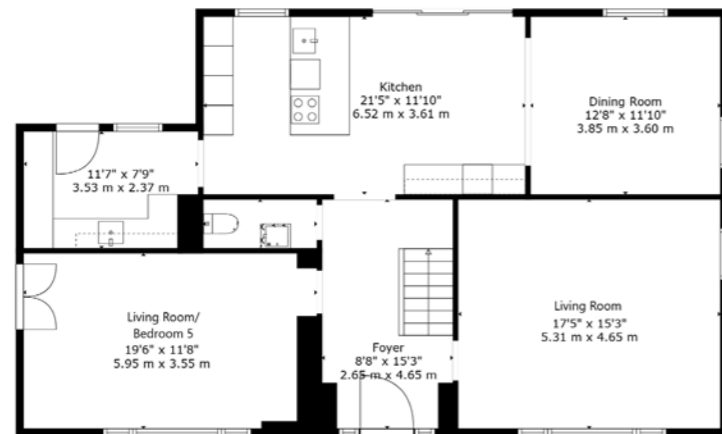
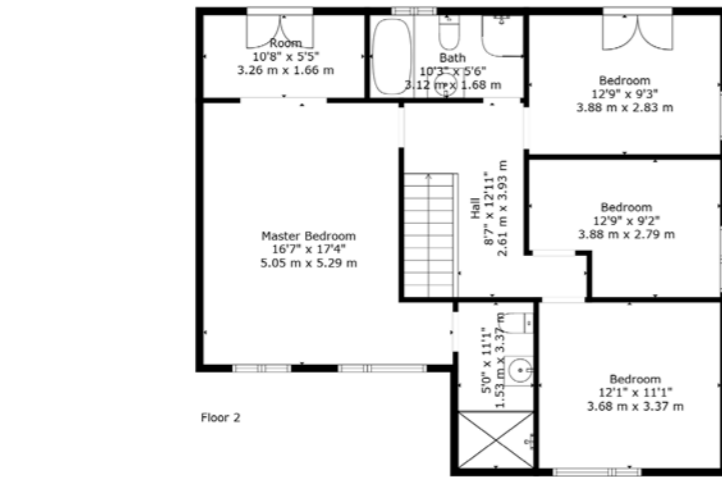




Southport: 01704 778668
Ormskirk: 01695 570102

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

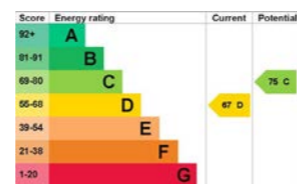
ARNOLD & PHILLIPS
ESTATE AGENTS



TOTAL: 2099 sq. ft, 194 m2
FLOOR 1: 1179 sq. ft, 109 m2, FLOOR 2: 920 sq. ft, 85 m2
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Freehold
Council Tax Band: G

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

New Cut Lane, Southport
Offers in the Region of £675,000



Arnold & Philips are delighted to offer this stunning, secluded newly developed five bedroom detached executive home, residing privately along the semi-rural New Cut Lane in Southport.

Ideally positioned this stunning property has been newly developed by a private development company and boasts contemporary convenience with luxury living throughout. Located within easy reach of local amenities and superb transport/commuter links, several highly reputable schools also residing nearby, making this property ideal for working professionals and families alike.

Approached via a long private driveway providing off-road parking for multiple vehicles, this property is also delighted with a fully rendered front facade. Access is granted via the impressive aluminium front entrance, with one received into a spacious and brightly lit entrance hallway. The right side of the property provides the main living room whilst the front left houses a fifth double bedroom or luxurious home office, which is generous in size and easily accessible via French style patio doors.

Residing centrally is a handy WC/cloaks, with this beautiful property coming alive to the rear, where a stunning open-plan family dining kitchen awaits. Adorned in a premium contemporary design aesthetic, this designer kitchen is the epitome of modern luxury living and is a culinary delight. A plethora of wall, base and tower units are provided, finished in an attractive design and enjoying a comprehensive range of integrated high-end appliances and Quartz work-surfaces with central feature breakfast island. A generous dining and living area adjoins and is flooded in natural light via dual aspect windows and bi-fold doors, extending the inside living space to the private outside garden. Completing the ground floor accommodation is a multi-functional utility room.

The first floor impresses equally, with four double bedrooms all decorated to a high level and boasting magnificent uninterrupted vistas of the surrounding countryside. The main bedroom boasts an extensive suite, with a large sleeping area complemented with a walk-in wardrobe, Juliette balcony and lavish en-suite bathroom finished in an elegant, tiled design. Three additional double bedrooms provide comfortable living accommodation, with the property enjoying a large designer family bathroom, complete with bath, WC, vanity wash hand basin and separate shower, accented with a premium tiled design.

Externally the rear of the property is very private, not overlooked and enjoys a semi-rural outlook over the surrounding countryside. A large fully turfed lawn has recently been laid and is bordered by timber fencing, with a patio terrace provided for entertaining.

With gas central heating, double glazing and a discerning luxury fit and finish throughout, this impressive residence extends to around 2,100 square feet of premium contemporary living accommodation. The independent Developers are able to offer a suite of bespoke customisable extras:-

- Double Garage / Annex Building
- Electric Gates with intercom system
- Bespoke Landscaping design and build package
- Premium Garden Room
- Bespoke Fitted Dressing room to master bedroom
- Fitted wardrobes to bedrooms
- Bespoke Media wall with built in feature fire to lounge and family room
- Feature Internal lighting package
- Upgraded drive way and courtyard options
- Bespoke designer decoration package

Internal inspection of this bespoke property is highly advised and early viewing will be essential to avoid disappointment.



