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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

Total Approx. Floor Area 1801 Sq.ft. (167.31 Sq.M.)

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



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](http://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

Wellbank Drive, Knowsley  
Offers in the Region Of £485,000

A&P

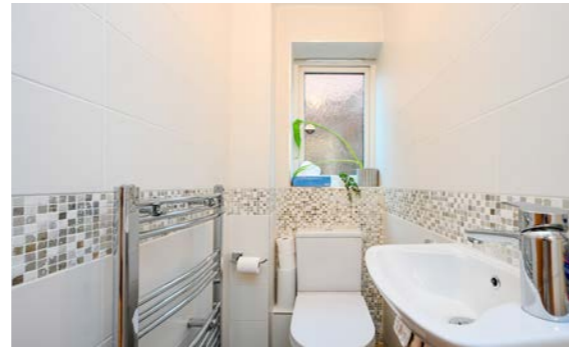
This extended modern detached property is situated in a quiet cul-de-sac on a popular modern development and offers a wealth of immaculate living space covering over 1800 square feet. With its double fronted design, this family home offers a stylish and contemporary finish with tasteful decor and high quality fixtures and fittings.

The well-planned accommodation is arranged over two inviting levels, providing ample space for a growing family. As you enter the property, you are greeted by a spacious entrance hall which flows through into the living room, a lively space with a bay window to the front aspect, feature glass fronted fireplace and double doors through to kitchen area. The kitchen itself is open to a large family dining and living area which forms part of the extension to the rear and combines to create a fabulous open space just perfect for entertaining with bi-fold doors out into the gardens. It also boasts an array of wall and base units, ample work space, and a range of integrated appliances, with a range oven and space for an American style fridge freezer. The ground floor also features a further reception room which is ideal for use as a home office, gym or play room, additionally there is a handy downstairs cloaks/wc.

Moving upstairs, the first floor offers a landing with an airing cupboard, ensuring that your laundry is always fresh and organised. The master bedroom is a true retreat, complete with fitted wardrobes and an adjoining en-suite shower room, providing a private sanctuary for relaxation. Additionally, there are three further double bedrooms, offering ample space for family members or guests. The second bedroom even benefits from its own en-suite, providing added convenience. Completing the first floor is a smart family bathroom suite, perfect for unwinding after a long day.

Externally, the property boasts a front garden with a laid-to-lawn area and ample off-street parking on the block paved driveway for four cars, ensuring that parking is never an issue. To the rear, there is a private rear garden, offering a secluded outdoor space for enjoying the fresh air and sunshine, the garden is fully enclosed and has artificial grass for ease of maintenance along with a patio decking area for outdoor dining and entertaining.

Overall, this extended modern detached home on a private plot offers a perfect blend of contemporary design, spacious living, and a peaceful location. It is truly an ideal choice for those seeking a comfortable and stylish family home.





KEY FEATURES

- Extended Detached Property
- Four Double Bedrooms with Ensuite to Master
- Private Plot
- Circa 1800 Square Feet
- Spacious Lounge
- Open Plan Dining Kitchen/ Family Room
- Ample Driveway Parking for Four Cars
- Private Rear Garden
- Popular Location



