



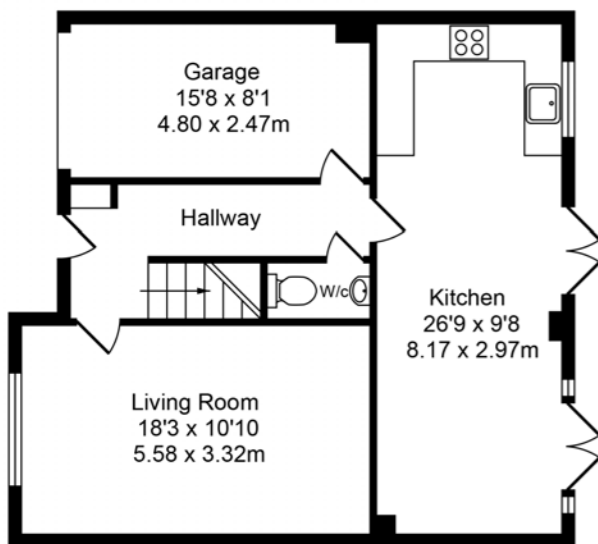
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1440 Sq.ft. (133.8 Sq.M.)

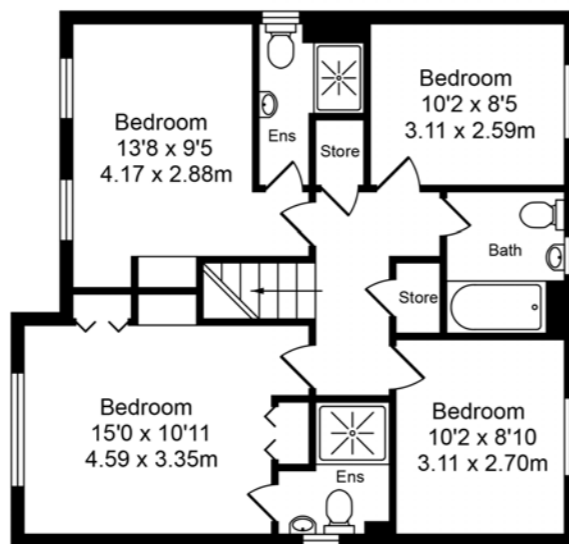
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Loft



Ground Floor
 Approx. Floor Area 720 Sq.Ft (66.9 Sq.M.)



First Floor
 Approx. Floor Area 720 Sq.Ft (66.9 Sq.M.)



Tenure: We are advised by our client that the property is Freehold and that the communal grounds are managed by the residents, for which the fee is around £200/year (dependent on annual spend).
 Council Tax Band: E

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 & Phillips are pleased to offer this contemporary four-bedroom detached family home, positioned attractively within the popular 'High Grove Park' Taylor Wimpey development on the outskirts of Ormskirk, West Lancashire. This remarkable property is a true gem, perfect for those seeking a blend of modern living and serene surroundings. Its prime location provides easy access to top-rated schools, a variety of shops, and essential amenities, ensuring convenience and comfort for all family members.

Ormskirk is a highly sought-after area, celebrated for its charming blend of countryside tranquillity and vibrant community life. The town is well-connected with excellent transport links, including the Ormskirk railway station providing direct routes to Liverpool and Preston. The local bus services and proximity to the M58 motorway offer further connectivity, making commuting effortless. Ormskirk also boasts a rich history, beautiful parks, and a weekly market, adding to the area's appeal.

As you approach this stunning property, you are greeted by an immaculately maintained exterior, featuring a modern façade that combines contemporary design with traditional charm. The driveway provides ample parking space, leading to an integrated garage. The beautifully landscaped front garden enhances the property's curb appeal, with a variety of mature plants and shrubs providing a welcoming entrance.

Upon entering the ground floor, you are met with a spacious and contemporary interior. The main living room is a large, beautifully decorated space ideal for relaxation and entertaining. The rear of the property boasts a stunning open-plan family dining kitchen, equipped with a range of fitted wall, base, and tower units. High-end integrated appliances, premium contrasting Quartz work surfaces, Quooker hot tap, and elegant tiles underfoot make this kitchen a chef's delight. A handy WC and access to the integrated garage add to the ground floor's convenience. The ample dining area, illuminated by modern French-style patio doors, offers views of the landscaped garden, creating a seamless blend of indoor and outdoor living.

The first-floor features four well-proportioned family bedrooms, each decorated to a high standard. The main bedroom includes lavish en-suite bathroom facilities, providing a private sanctuary. Bedroom 2 also benefits from en-suite facilities, whilst the remaining bedrooms are served by a modern family bathroom, ensuring comfort and convenience for all family members.

The property's exterior is equally impressive, with a professionally landscaped rear garden that is both beautiful and functional. A centrally turfed lawn is bordered by a range of plants, shrubs, and trees, creating a private oasis. Two patio terraces follow the sun, providing ideal spaces for outdoor gatherings and relaxation. Additional features include outbuildings and a garage, offering versatile storage solutions and potential for further development.

This home extends to generous proportions and benefits from gas central heating, double glazing, and the remainder of a 10-year NHBC warranty. The blend of modern amenities, stylish interiors, and well-maintained outdoor spaces make this property highly desirable. It promises a lifestyle of comfort, luxury, and convenience, waiting to be enjoyed by its new owners.







