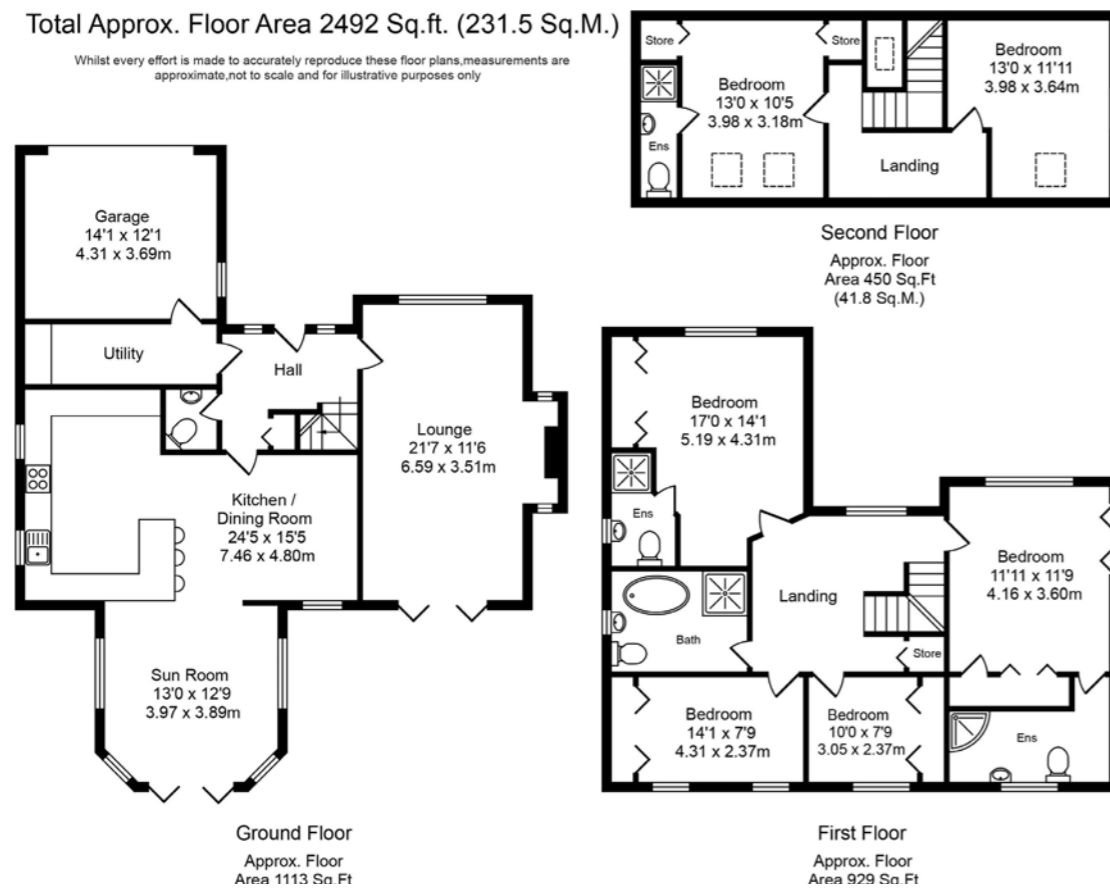




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2492 Sq.ft. (231.5 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 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.



Introducing an exceptional opportunity to own a stunning detached residence, featuring six spacious bedrooms and four luxurious bathrooms, thoughtfully designed to offer a perfect blend of style, comfort, and practicality. Built by our clients 17 years ago, this remarkable self-built home spans an impressive 2,494 square feet of fabulous accommodation across three levels, showcasing an individual design that reflects a high standard of craftsmanship.

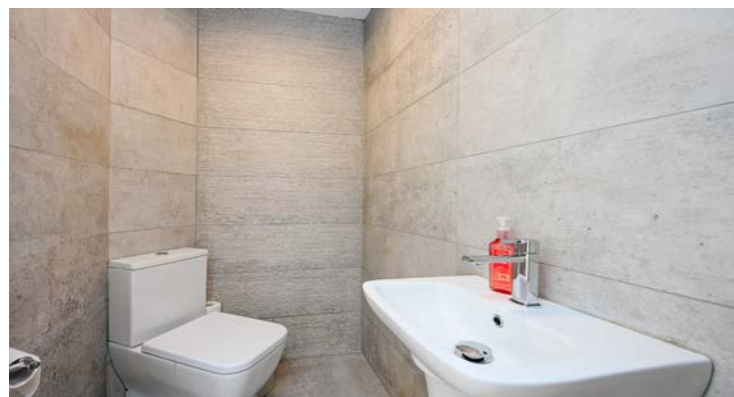
As you step inside, you are welcomed by a warm and inviting hallway that sets the tone for the entire home. The generous lounge measures over 21ft in length with an abundance of light from its dual aspects, an attractive feature fireplace and a French doors to the garden. The heart of the home is the dining kitchen, featuring a wealth of high-quality fitted wall and base units, ample workspace adorned with granite tops, and tasteful display lighting. Integrated appliances make cooking a delight, and the open-plan layout provides ample room to dine and entertain and seamlessly connects the orangery to provide great family space with French doors to the garden. Convenience is key with a practical utility room and a handy cloakroom/WC located on the ground floor, enhancing the home's functionality.

Ascend to the first floor, where a gallery landing opens to four delightful bedrooms, each fitted with built in bedroom furniture. Two of these bedrooms boast en-suite facilities, while the master bedroom features a charming Juliet balcony that offers lovely open views. The family bathroom is a true sanctuary, showcasing a luxurious four-piece suite complete with a feature standalone bath, perfect for unwinding after a long day.

The second level of the home houses two additional bedrooms and another well-appointed three-piece en-suite shower room, providing versatile accommodation for family and guests alike.

Outside, the property is surrounded by private wrap-around gardens that are not overlooked, fully enclosed, and meticulously maintained. Lush lawns, vibrant borders, and a large patio area create an ideal setting for outdoor dining and entertaining. The block-paved frontage features extensive driveway and forecourt parking, leading directly to an attached double garage with integral access and an electronic up-and-over door for added convenience.

With its exquisite design, high-quality finishes, and thoughtful layout, this home is more than just a residence; it's a lifestyle. Don't miss your chance to experience the epitome of modern living in this remarkable property. Schedule your viewing today and prepare to be captivated.





KEY FEATURES

- Stunning Detached Family Home
- Six Spacious Bedrooms/
Three with Ensuite Facilities
- Circa 2492 Square Feet
- Beautiful Lounge
- Open Plan Dining Kitchen
- Sun Room
- Private Wrap Around Gardens
- Ample Driveway Parking
- Integral Double Garage







