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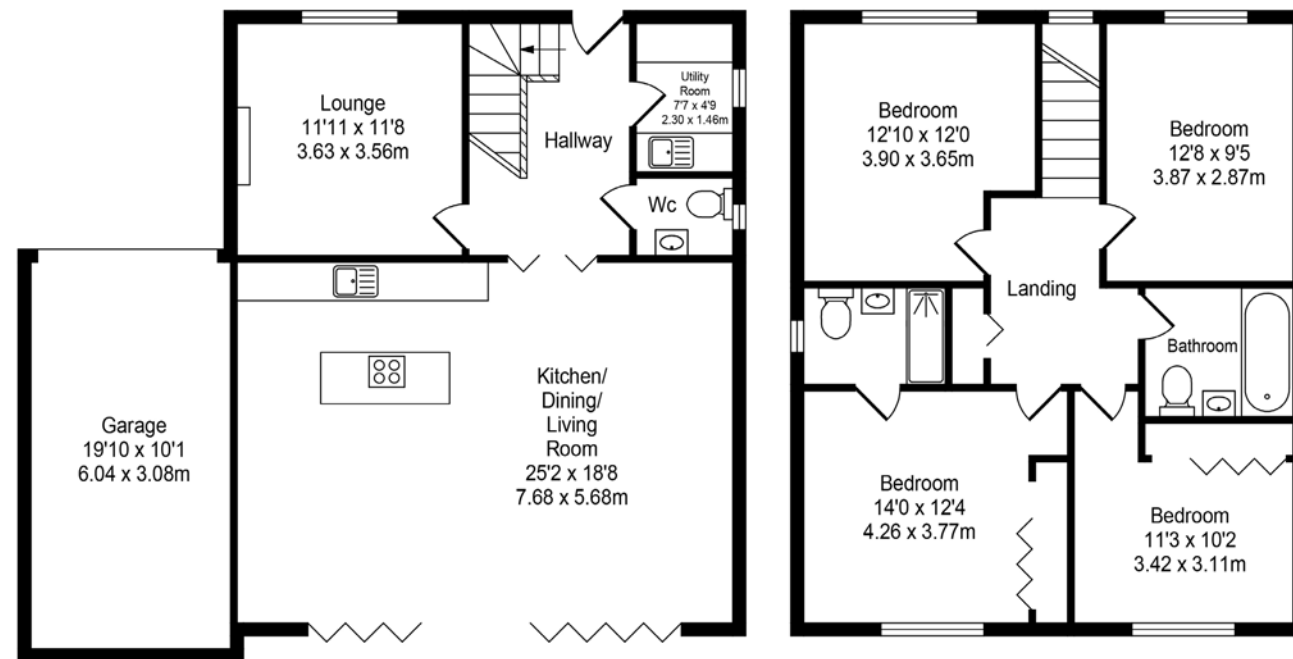
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ARNOLD & PHILLIPS
ESTATE AGENTS

Southport Road, Scarisbrick

Total Approx. Floor Area 1738 Sq.ft. (161.45 Sq.M.)

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



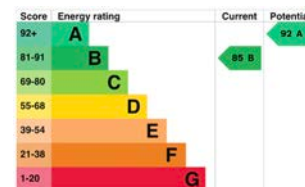
Approx. Floor Area 977 Sq.Ft (90.77 Sq.M.)

Approx. Floor Area 761 Sq.Ft (70.68 Sq.M.)



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. 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

Southport Road, Scarisbrick

A&P

Arnold and Phillips are delighted to present this exceptional four-bedroom detached executive home - a striking contemporary new build positioned attractively along the ever-popular Southport Road in Scarisbrick, West Lancashire. Thoughtfully designed to offer both style and functionality, this property benefits from a stunning open aspect over the surrounding countryside while remaining within easy reach of local amenities, making it an ideal setting for modern family life.

Set back from the road, the property is approached via a generous private driveway, providing ample off-road parking for multiple vehicles. The striking façade immediately sets the tone, with its clean architectural lines and high-end finishes. A large, attached garage offers additional secure parking and storage, catering perfectly to the practicalities of everyday living.

Upon stepping inside, a spacious and welcoming entrance hallway sets a contemporary yet warm atmosphere, complemented by premium finishes and a layout designed for ease of use. To the front of the property, the main living room is an inviting space, stylishly appointed and centred around a high-end media wall that seamlessly integrates a panoramic remote-controlled fireplace and a recessed area for a flat-screen TV. This is a space designed for both relaxation and entertaining, balancing modern aesthetics with comfort.

Moving through to the rear of the home, the impressive open-plan dining kitchen and family living area spans an impressive 26 feet, making it the true heart of the home. Designed with both practicality and socialising in mind, the kitchen boasts a modern shaker-style finish with an extensive range of wall, base, and tower units, all complemented by premium marble-effect work surfaces. A central island enhances the usability of the space, offering additional storage and a sociable area for casual dining. A full suite of integrated appliances ensures sleek functionality, while high-end 'Amtico' flooring runs throughout, adding to the luxurious feel. This expansive area flows effortlessly into an ample dining space and a further living zone, which benefits from two sets of premium bi-folding doors that open onto the rear garden, creating an easy indoor-outdoor connection that is perfect for entertaining or simply enjoying a peaceful evening at home.

For added convenience, a well-positioned utility room is located adjacent to the kitchen, offering additional cupboard space, a sink, and storage solutions, ideal for keeping household essentials neatly tucked away. A handy downstairs WC adjoins this space, catering to both guests and day-to-day practicality.

Ascending to the first floor, four well-proportioned family bedrooms await, each finished to a high specification with modern décor and bespoke wall panelling. The main bedroom offers a luxurious retreat, complete with premium integrated wardrobes and the added benefit of a stylish en-suite bathroom. The remaining three bedrooms are equally well-appointed, with ample space to accommodate a growing family or adapt to suit home office needs. A modern family bathroom serves the additional bedrooms, featuring a bath with an overhead shower, WC, and a vanity wash hand basin, all finished in an elegant, tiled design.

Externally, the rear garden has been professionally landscaped to provide a well-balanced mix of usability and aesthetic appeal. A large composite decking area offers a fantastic space for hosting gatherings or simply unwinding in a private outdoor setting, while the neatly turfed lawn provides an excellent space for children to play or for gardening enthusiasts to make their mark. The property's position ensures a good degree of privacy, allowing for a sense of tranquillity despite being within easy reach of everyday conveniences.

Scarisbrick itself is a highly sought-after semi-rural location, offering the perfect balance between countryside living and accessibility. Well-regarded schools, independent retailers, and larger supermarkets are all within a short drive, ensuring that daily essentials are easily catered for. The nearby market town of Ormskirk provides further shopping, dining, and leisure opportunities, while Southport's renowned coastal attractions are also within easy reach. Excellent transport links, including strong road connections and easy access to rail services, make this an ideal location for those commuting to Liverpool, Preston, or further afield.

Offering 1,738 square feet of thoughtfully designed living space, modern central heating, and the remainder of a 10-year new build warranty for added peace of mind, this exceptional home is a rare opportunity to acquire a property that delivers on both quality and convenience. Viewing is highly recommended to fully appreciate all that this contemporary family home has to offer.





KEY FEATURES

Executive Detached Home

Four Bedrooms

Circa 1738 Square Feet

Impressive Open-Plan Dining Kitchen

Professionally Landscaped Rear Garden

Generous Private Driveway

Large Attached Garage

Stunning Open Aspects







