



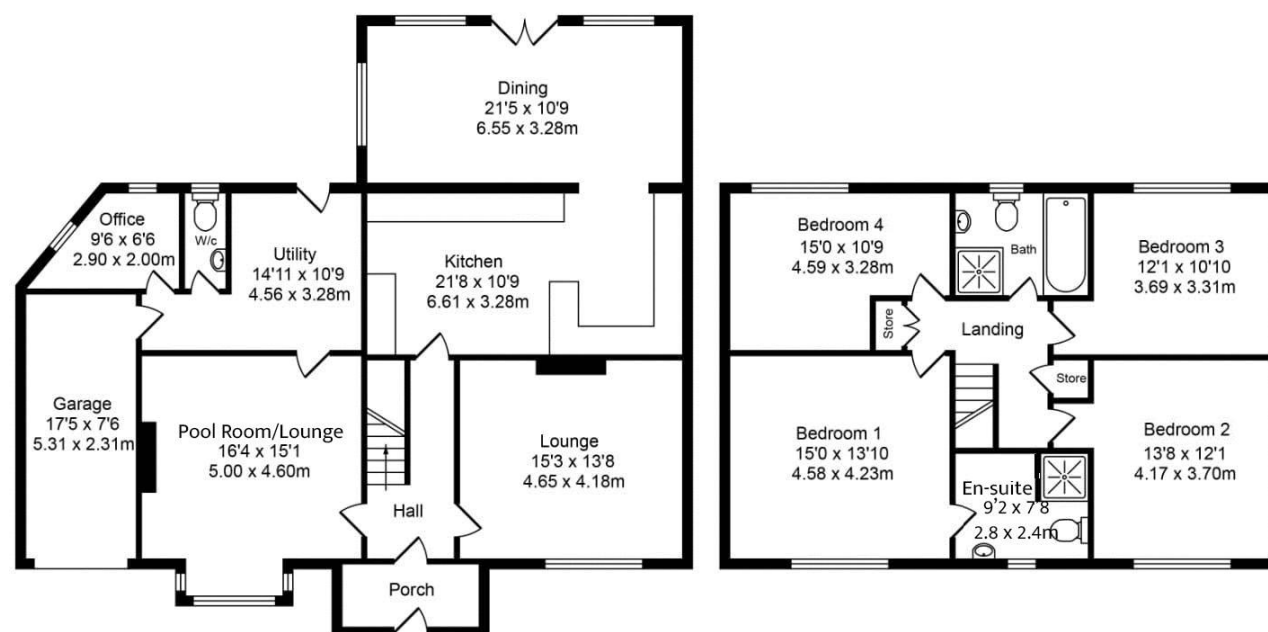
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**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

## Total Approx. Floor Area 2324 Sq.ft. (215.9 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**

**Out Lane, Croston**

**A&P**



Arnold and Phillips are pleased to present this beautifully designed four-bedroom detached home in Croston, a picturesque and highly desirable Lancashire village that combines rich heritage with a warm community feel. This home offers an ideal blend of character and modern living spaces, perfectly suited to meet the needs of today's busy lifestyle while also providing ample opportunities for relaxation and enjoyment. The home's charming frontage, with its neat driveway providing off-road parking for five vehicles and well-maintained exterior, invites you in through a welcoming entrance. The layout is both practical and thoughtfully arranged, with each space serving a clear purpose yet offering flexibility to adapt to various family dynamics. The entrance hall sets the tone for the home with a balanced mix of classic style and contemporary finishes, giving a hint of the spacious living areas and well-appointed rooms that await within.

Upon stepping into the property, you're greeted by two reception rooms, each with its own appeal. These rooms have been designed with versatility in mind, making it easy to tailor the spaces to suit your specific needs. One of these reception rooms could serve as a cosy family lounge, another as a media room or play area, and perhaps one as a more formal sitting room. These options give you the flexibility to create a living arrangement that works for you, whether you're seeking a quiet space to unwind or areas to entertain guests. One of the key highlights of this home is the large open-plan kitchen and dining room. Here, modern living truly comes to life. The kitchen is generously sized with premium fixtures and fittings, ample storage and granite work surfaces that are as practical as they are stylish. This space effortlessly transitions into the dining area, creating a social and functional hub ideal for everything from weekday family dinners to hosting friends on the weekends. Extending from the kitchen-dining area is a thoughtfully designed orangery, bringing a delightful extra dimension to the living space. With views over the garden, the orangery offers a perfect spot for morning coffee or a quiet retreat where you can unwind and enjoy a view of the outdoors no matter the season.

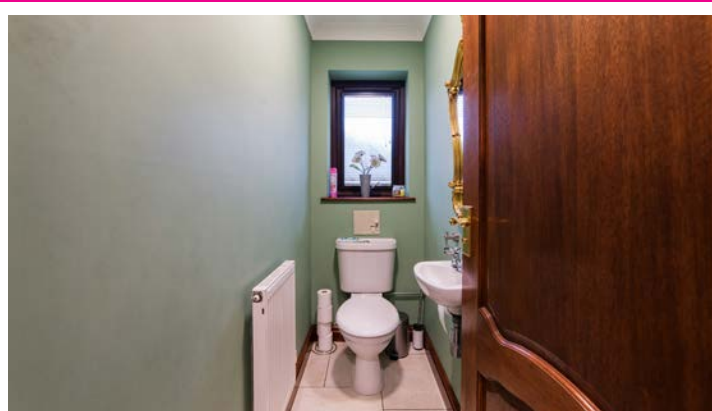
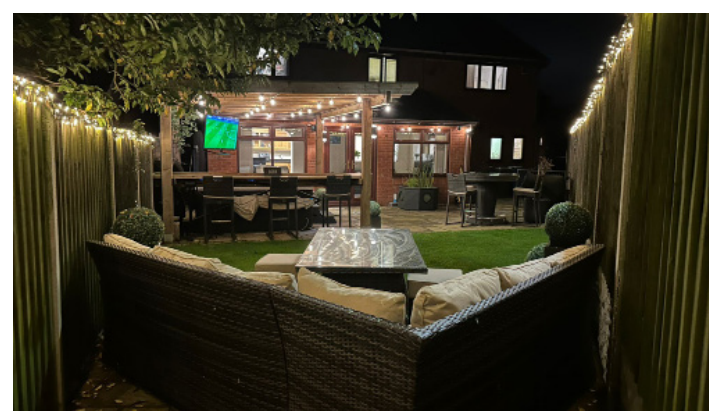
Further adding to the home's practicality is a large utility room conveniently situated on the ground floor. This space is tailored for managing day-to-day essentials with ease, from laundry to additional storage, keeping the main living areas uncluttered. The inclusion of an office on this floor is a particularly welcome feature in today's world, where working from home has become an integral part of modern life. It's a quiet, dedicated space that allows you to focus on work without interruptions, while still being close to the heart of the home. The garage is located just next to the office with added storage space thanks to its own loft.

Moving upstairs, you'll find four well-proportioned double bedrooms that ensure everyone has their own comfortable retreat. Each bedroom has been designed to offer a balance of space and style, with the potential to create personalised spaces for children, guests, or additional hobbies if desired. The primary bedroom is especially inviting, offering a private escape with ample room for furnishings, creating a restful atmosphere that encourages relaxation. This bedroom also benefits from a three piece en suite with separate shower, toilet, and wash hand basin. The remaining bedrooms are equally charming and provide flexible options for family members of all ages. With the family bathroom carefully designed to meet daily needs, morning routines and evening unwinding are effortlessly accommodated.

The outdoor space is beautiful, with a garden that's both manageable and appealing. The layout allows for outdoor seating and dining as well as including a well established social area currently with a hot tub and pergola, inclusive of a further seating area. This garden offers a pleasant mix of green space, ideal for families with children or those who enjoy a bit of gardening, while still being low maintenance enough to suit a busy lifestyle.

Living in Croston means you're not only acquiring a beautiful home but also joining a community known for its charm and excellent amenities. Croston is well-regarded for its welcoming atmosphere and is home to a selection of quality schools, making it a popular choice for families. You'll also find various local shops, cafes, and restaurants just a short distance away, as well as picturesque walking paths and green spaces that showcase the area's natural beauty. Commuting is straightforward too, with excellent transport links providing easy access to nearby towns and cities, ensuring that whether you're working locally or further afield, Croston serves as an ideal base. This home offers a truly unique living experience, with spaces that are as practical as they are inviting. Every room and feature has been carefully considered, creating a residence that effortlessly adapts to your lifestyle.

Arnold and Phillips are delighted to offer this property and would be happy to arrange a viewing so you can experience its charm and functionality firsthand. If there's any further detail about the property or surrounding area that would be helpful, please let us know; we'd be more than happy to provide additional information.







#### KEY FEATURES

- Modern Detached Home
- Four Double Bedrooms with En-Suite to Master
- Circa 2324 Square Feet
- Light and Bright Lounge
- Open-Plan Stylish Dining Kitchen
- Cosy Orangery
- Second Reception Room
- Easy to Maintain Rear Garden
- Hot Tub Area with Pergola
- Integral Garage with Loft Spce
- Popular Village Location

