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## Asperden 9 Chapel Close, Wesham

- Very Spacious Extended Detached Family House
- Standing in Large Lawned Gardens to the Front, Side & Rear
- Two Reception Rooms & Conservatory
- Dining Kitchen, Utility & Cloaks/WC
- Five Good Sized Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Double Integral Garage & Excellent Off Road Parking
- Viewing Essential
- No Onward Chain
- Freehold, Council Tax Band G & EPC Rating B

**£525,000**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



# Asperden 9 Chapel Close, Wesham

## GROUND FLOOR

### ENTRANCE VESTIBULE

5'1 x 4'3

Approached through a UPVC outer door with an inset stained glass leaded panel. Matching full length double glazed panels to either side of the door provide good natural light. Tiled floor and exposed brick walls. Wood panelled ceiling with an overhead light. Inner obscure glazed door leads to the Hall with matching full length glazed doors to either side.

### HALLWAY

15'6 x 5'8 min



Spacious central Hall. Staircase leads off to the first floor with a side rail and white spindled balustrade. Corniced ceiling. Single panel radiator. Wall mounted room thermostat. Useful understairs cloaks/store cupboard. Doors leading off.

### CLOAKS/WC

6'3 x 2'8



Obscure double glazed window to the rear elevation with a top opening light. Two piece white suite comprises: Pedestal wash hand basin with a wall mirror above. Low level WC. Ceramic tiled walls and Karndean flooring. Chrome heated ladder towel rail.

## LOUNGE

26'3 x 14'1



Very spacious principal reception room with both front and rear sitting areas. Double glazed oriel bay window overlooks the front gardens with two side and two top opening lights. Two single panel radiators. Corniced ceiling. Additional double glazed window to the side elevation with side and top opening lights. Focal point of the room is a stone fireplace with a raised display hearth supporting a gas coal effect living flame fire. Side Television and media display areas and further display shelving. Television aerial point. Internet point. To the rear of the Lounge double glazed sliding patio doors lead to the adjoining Conservatory.



## CONSERVATORY

12'4 x 10'10



Good sized brick based and UPVC double glazed Conservatory. Pitched and insulated roof. Double glazed windows enjoy views over the south facing rear gardens. Number of top opening lights and fitted window blinds. Double glazed double opening French doors overlook and give direct access to the rear garden. Ceramic tiled floor. Wall light. Double panel radiator.

### DINING ROOM

13' x 12'3



Third good sized family reception room. Double glazed oriel bay window overlooks the very attractive front aspect with a deep display sill. Two side and two top opening lights. Single panel radiator. Corniced ceiling. Door leading to the adjoining family Kitchen.

### DINING KITCHEN

15'5 x 12'7



Spacious family Kitchen approached from both the Dining Room and an additional part glazed door from the Hallway. Double glazed window overlooks the rear garden with two side and a top opening light. Good range of eye and low level cupboards and drawers. Incorporating a corner shelving display unit. Sink unit with a centre mixer tap set in working surfaces with splash back tiling and concealed downlighting. Further canopied lighting over the sink. Built in appliances comprise: Siemens five ring gas hob. Illuminated extractor canopy above. Siemens electric double oven and grill. Integrated fridge/freezer and Neff dishwasher, both with matching cupboard fronts. Single panel radiator. Corniced ceiling with inset spot lights. Television aerial point. Telephone point. Karndean flooring. Part obscure glazed outer door gives direct rear garden access. Archway leads to the Utility Room.

### UTILITY ROOM

6'7 x 5'7



Useful separate Utility. Double glazed window to the rear with side and top opening lights. Tiled display sill. Matching eye and low level cupboards. Matching work top with splash back tiling and canopied lighting above. Plumbing and space for a washing machine. The freestanding tumble dryer is included in the sale. Single panel radiator. Corniced ceiling with three inset spot lights. Karndean flooring. Wall mounted central heating programmer control. Internal door leading to the DOUBLE GARAGE.

### FIRST FLOOR LANDING/READING AREA

22'0'10 x 8'6 max



(max L shaped measurement) Approached from the previously described staircase is the 1st floor landing with a central spacious Study/Reading area. Double glazed window enjoys an outlook to the sunny south facing rear elevation. Two side and a top opening light. Corniced ceiling. Single panel radiator. Television aerial point. Fitted wall mirror. Matching panelled doors leading off.

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### BEDROOM SUITE ONE

12'7 x 12'5 min



Good sized central principal en suite bedroom. Double glazed window enjoys a front facing aspect with two side and a top opening light. Single panel radiator. Corniced ceiling. Access to the insulated and part boarded loft with a pull down ladder. The loft has a light and the inverter for the solar panels. Bank of fitted wardrobes to one wall with Louvre fronted folding doors. Door to the En Suite.

### EN SUITE SHOWER ROOM/WC

5'8 x 3'9 plus shower



Obscure double glazed window to the front elevation. Top opening light and tiled display sill. Three piece white suite comprises: Step in tiled shower cubicle with a pivoting glazed doors and plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Wall mounted shaving point. Ceramic tiled walls. Karndean flooring. Mirror fronted bathroom cabinet. Chrome heated ladder towel rail.

### BEDROOM TWO

15'8 x 13'2



Second large double bedroom. Double glazed window to the front aspect with two side and a top opening light. Single panel radiator. Corniced ceiling. Further loft access point. Television aerial point. Built in double wardrobe with folding Louvre doors.

### BEDROOM THREE

14'1 x 12'7



Third double bedroom. Double glazed window to the front aspect with two side and a top opening light. Single panel radiator. Corniced ceiling. Built in double wardrobes with folding Louvre doors. Concealed built in mirror fronted airing cupboard which houses a Gledhill hot water cylinder with pine shelf above.

#### BEDROOM FOUR

15'7 max x 8'7



(some restricted head height) Double glazed window to the rear elevation with two side and a top opening light. Single panel radiator. Built in double wardrobe with folding Louvre doors.

#### BEDROOM FIVE

10'7 x 8'6

Good sized fifth Bedroom. Double glazed window to the rear aspect with a side and a top opening light. Single panel radiator. Corniced ceiling. Two built in double wardrobes with folding Louvre doors.

#### BATHROOM/WC

9'7 x 5'3



Family bathroom with an obscure double glazed window to the rear elevation. Side and top opening lights and a tiled display sill. Four piece white suite comprises: Wood panelled bath with a centre mixer tap and hand held shower attachment. Corner step in tiled shower cubicle with a pivoting glazed doors and a Aqualisa electric shower. Heritage vanity wash hand basin with a cupboard below and mirror fronted bathroom cabinet above. Wall mounted shaving point. Glass display shelf. Low level WC completes the suite. Ceramic tiled walls. Amtico flooring. Double panel radiator.

#### OUTSIDE



Asperden stands on a large plot with beautiful open plan lawned gardens to the front aspect with a central block paved pathway leading to the front entrance with an external wall light. An adjoining printed concrete driveway provides excellent off road parking for a number of cars and leads directly to the integral double Garage. Additional side lawned area with mature side shrub border and a gate leading to the side and rear gardens. The front garden has three feature mature Sycamore Trees (TPOs) and a delightful Cherry blossom tree. External gas and electric meters.

To the immediate rear is a superb enclosed family garden enjoying a sunny south facing aspect. Extensive stone flagged patio areas and pathways. Raised walled borders and a timber frame with climbing plants and lighting. Mature conifer hedge border. Additional pathway leads down the side of the house with a second gate leading back to the front garden. The lawned gardens continue around the side of the property with further stone chipped areas and extensive flagged and block paved entertaining sun terrace.



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### TREE PRESERVATION ORDER

Three mature Sycamore trees in the front garden are under Tree Preservation Orders.

### DOUBLE GARAGE

21'9 x 15'7

Approached through an electric up and over door. Internal door leading to the Utility and main house. Additional obscure glazed personal outer door leads to the side and rear gardens. Power and light connected. Obscure double glazed window to the rear provides some natural light, with a side opening light. Wall mounted Worcester gas central heating boiler. Fitted work bench. Display shelving. Water meter and stop cock are situated in the Garage. Freestanding fridge/freezer is included in the sale.

### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Garage serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with mahogany effect UPVC frames.

### SOLAR PANELS

The property has 21 solar panels fitted to the rear south facing part of the roof. With an import/export generator providing some additional income to the property owner. Readings are provided every three months. The inverter for the solar panels is in the loft space.

### SECURITY

The property has a burglar alarm system fitted.

### NOTE

The carpets, curtains, blinds and certain light fittings are included in the asking price.

### LOCATION

Asperden is a spacious extended five bedroomed detached family house occupying a commanding position on this delightful select development which was built 1987 by S&D Homes and has been occupied by the present owner since new. Situated in the heart of Wesham just off Mowbreck Lane, with local shopping facilities within walking distance together with St Josephs Primary School. Kirkham town centre is minutes away with more comprehensive shopping facilities and amenities, train station, primary and secondary schools, all being within easy reach. Wesham is also very convenient for not only the Fylde Coast but main towns of Blackpool and Preston together with the M55 motorway access being within very close driving distance. An internal and external inspection is strongly recommended to appreciate the accommodation this well planned property has to offer with large south facing rear gardens. No onward chain.

### VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

### INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### Digital Markets, Competition and Consumers Act 202

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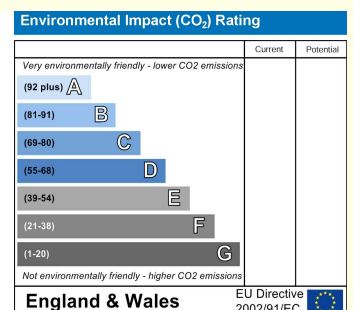
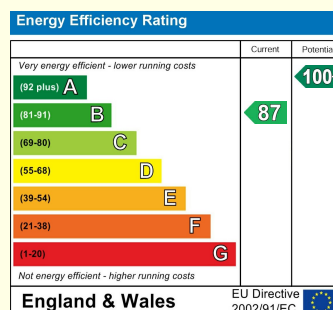
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