



## **Maria B Evans Estate Agents Limited**

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**327 Dunkirk Lane, Leyland, PR26 7SY**

**Offers in the region of £769,950**



- Striking, detached, contemporary family home
- Designed and constructed in 2018 by current owner
- Four floors of accommodation over 4040 square feet
- Exceptional, high specification interior design throughout
- Seven excellent, well-proportioned reception rooms
- Stunning, spacious and contemporary dining kitchen
- Four double bedrooms three first floor, one ground floor
- Master bedroom with en suite and walk-in dressing room
- Luxurious, modern three-piece family bathroom
- Air source under-floor central heating and double glazed
- Fitted state-of-the-art home control and security system
- Electronically gated, paved driveway parking for several cars
- Detached double garage, electronic door, power and light
- Landscaped, rear lawn gardens with fire-pit seating area
- Excellent location for commuter transport routes

This striking white rendered property with a split-faced stone facia surrounding the black composite entrance door, offers exquisite, high specification accommodation throughout its four floors which can only be fully appreciated by viewing in person.

The impressive hallway gives way to each of the ground floor rooms via white horizontal panel doors, glass balustrade staircases rise to the first and descend to the basement, and the monochrome porcelain tiled flooring continues into the principal lounge and the stunning dining kitchen. The rooms are lit by recessed downlights, pendant and wall lights - each giving a superb overall level of required ambience- and the under-floor heating offers an all-encompassing temperate comfort well as being ecologically sound. Sound system speakers also feature throughout the interior as do wall mounted and recessed television points and electronically controlled blinds to give that exceptional level of luxury. These features are automated via the Control 4 System with screens located on each floor and also via the App.

The ground floor includes two rooms overlooking the frontage; a study with fitted cabinets and a desk unit, and a playroom/fourth bedroom with fitted wardrobes to one wall. The generously spacious principal lounge features bi-folding doors to the rear garden and an eye-catching grey brick feature wall.



The splendid dining kitchen with French doors to the rear garden plus glazed return panels to maximise the natural light flowing through into the dining area. Contemporary white wall and base cabinets with black granite worktops surround and incorporate an island work-station with inset sink unit and etched side drainer. A superb range of Electrolux integrated appliances include an inset induction hob with extractor hood, an eye-level oven with proving drawer and combination microwave/oven, a dishwasher, washing machine, wine chiller, full height fridge and freezer, coffee maker. The coffered ceiling has concealed lighting along with the three pendants lights over the table space and the recessed downlighting.



Completing the ground floor is the fully porcelain tiled shower room with wet-room style shower, wall mounted bidet and w.c. and a wall mounted plinth unit with twin hewn-stone wash basins resting on it. There is also a wall mounted heated towel rail for additional wellbeing.

The four rooms of the basement form the ultimate leisure suite with the snooker room having a fully kitted bar area to one end and an opening to the media room for full-on entertainment. The gymnasium has both mirror and grey brick feature walls and the temperature-controlled wine storage room houses the home control and security system.



The first-floor landing has low-level night lights and a glass balustrade staircase to the second floor.

The master bedroom, a lesson in opulence, has brick feature wall, four sound speakers and canopy mood lighting. A broad opening gives way to the fully fitted dressing room and a further door opens to the black and grey marble effect porcelain tiled en suite with deluxe four-piece suite of walk-in shower, double-sized bathtub with recessed television to the footplate, double console style wash hand basin with waterfall taps, wall mounted w.c. and bidet.



Bedrooms two and three both have a range of fitted bedroom furniture and strategically placed television points.



The family bathroom is also black and grey marble effect porcelain tiled, has a wet-room style shower with glass screen, a back-to-wall bathtub with standpipe tap over, a wall mounted drawer unit with inset console wash basin, wall mounted w.c. and bidet.



The second-floor relaxation suite comprises a cinema room with pinpoint lighting and surround sound speakers and a games room area with fitted refreshment cabinets to one end.



The property is approached via electronically controlled wrought iron gates which open to the extensive Indian stone paved driveway parking area and to the detached double garage with electric door, power and light. A second gate opens to the side of the property where the paving continues, reaches the rear garden and stretches across the rear elevation. A further stepping-stone path cuts a route through the manicured lawn to an extensive further paved patio incorporating a fire-pit seating area and two covered alfresco dining areas. The garden is surrounded by panel-fencing and mature shrub planting dotted with automated lighting via the Control 4 System, as are the exterior sound speakers, for evening atmosphere.





**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is West Lancashire Borough Council**

**The Council Tax Band is G**

**EPC rating is B**

**The property is served by mains drainage**

**Five years remaining build warranty in place**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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