



Maria B Evans Estate Agents Limited

Number 3, Oak Tree Close, Mawdesley, L40 2QP

Offers in the region of £845,000



- Handsome, classic-style family residence
- Private and elite enclave of four residences
- 2195 square feet of light and airy accommodation
- Perfectly planned to an exacting specification
- Principal lounge with ingle-set log burning stove
- Study/family room/further ground floor bedroom
- Generously spacious, stylish living dining kitchen
- Separate utility room plus a downstairs cloakroom
- Four double bedrooms – two with en suite facility
- Dressing room area to the master bedroom suite
- Luxury family bathroom with contemporary suite
- Driveway parking and front lawn garden
- Detached double garage with power and light
- Softly landscaped frontage and enclosed rear garden
- Exclusive communal visitor parking area

Set on a small enclave of four exclusive residences in a secluded position close to the heart of the village, No. 3 is one of three superb homes measuring 2195 square feet, excluding garage, with one other measuring 1808 square feet. Of classic design with stone lintel-framed windows, attractive brick-work under a tile roof, the homes offer wide-ranging appeal to discerning purchasers. The light and spacious interior has been finished to an exacting specification and begins with a broad entrance hall having a glass balustrade staircase rising to the first floor and porcelain tiled flooring continuing into the living-dining-kitchen, utility room and cloakroom, with under-floor heating to the entire ground floor.



Overlooking the front of the property, the principal lounge has an angle fireplace with inset log burning stove, and the family room doubles as a home office.



The superb living-dining-kitchen has two sets of bi-folding doors to the rear and more than ample space for both lounge and dining suites. The kitchen area is fitted with an excellent range of contemporary cabinets, an island unit and quartz work-surfaces. The array of integrated Neff appliances includes an induction hob, eye-level double oven and grill/microwave, dishwasher and fridge freezer. The kitchen-complementary utility room, with rear exit door, offers space for further white goods and houses the gas central heating boiler.



Completing the ground floor is the cloakroom fitted with a two-piece white suite.

Filled with natural light from the picture window, the galleried landing has recessed down-lights, built-in cupboard for linens and a loft access point. The four spacious double bedrooms each have radiators and pendant lights and the en suites and bathrooms have heated towel rails and recessed down-lighting.

The master bedroom and dressing room have rear facing windows and a porcelain tiled en suite shower rooms with white suites comprising shower cabinets, wall-mounted vanity drawers with inset wash hand basins and illuminated mirror over, and a wall-mounted w.c.



Bedroom two overlooks the front and also has a porcelain tiled en suite shower rooms with white suites comprising shower cabinets, wall-mounted vanity drawers with inset wash hand basins and illuminated mirror over, and a wall-mounted w.c.

The further two double bedrooms three and four overlook the rear and front, respectively, and both are served by the porcelain tiled family bathroom fitted with a four-piece white suite comprising panelled bath, shower cubicle, wall-mounted vanity cabinet with inset wash hand basin and illuminated mirror over, and wall mounted w.c.



There is driveway parking to the front, a detached double garage with power and light, and lawn frontage. The fence-enclosed, low maintenance rear lawn garden also has a flagged patio for relaxation and al fresco dining.

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 Chorley Borough Council

The EPC rating is to be confirmed

The Council Tax Band is to be confirmed

The property is served by mains drainage

Each of the properties benefits from roof fitted solar panels

NB: Photographs are for illustration purposes only



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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.ukrentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA