



Maria B Evans Estate Agents Limited

21 Asland Drive, St Peter's Park, Mawdesley, L40 3AE

Offers in the region of £520,000



- Attractive detached five-bedroom family home
- Master bedroom with en-suite and fitted dressing room
- Second bedroom also with en-suite facility
- Three further really good-sized bedrooms
- Generously spacious principal lounge with media wall
- Well-appointed living dining kitchen to rear
- Warmed by gas central heating and double glazing
- Extended driveway and integral double garage
- Professionally landscaped rear garden with lighting
- Built by Jones Homes in desirable village location
- Recently installed CCTV with remote viewing facility

Offering desirable family accommodation, the Stratton II is only one of four on the development and this attractive, five-bedroom detached home comes to market with the added benefit of professionally landscaped rear garden and extra parking to the newly extended driveway to the front and an integral double garage. Beautifully decorated throughout and with a high specification of fixtures and fittings, the accommodation comprises a principal reception room, open-plan living-dining-kitchen with bi-folding doors to the generously sized rear garden, the master bedroom with built-in dressing room and en-suite, second bedroom also en-suite, three further bedrooms and family bathroom.

The excellent family accommodation is evident as you step into the spacious entrance hallway which has a pale grey colour pallet throughout commencing with Porcelanosa tiled flooring which continues through to the living dining kitchen. There is a central heating radiator and an understairs storage cupboard beneath the turned painted spindle staircase with oak hand rail leading to the first floor.



The generously spacious lounge is situated to the right and has a large window overlooking the front garden. Warmed by a central heating radiator, this room has a feature media wall with illuminated mirrored shelving to either side of an inset wall mounted television area and a contemporary inset living flame gas fire which is remotely controlled to allow colour mood changes.



The superb living dining kitchen is located to the rear of the property and the L-shaped kitchen area is fitted with a range of wall and base units with a pale grey, high gloss finish, incorporating an integrated fridge and freezer, dishwasher, eye-level grill and oven, five-ring gas hob set into the Silestone Quartz worksurface and having a one and half bowl sink with mixer tap set beneath the window.



The dining area has bi-folding doors opening onto the rear garden for a semi al-fresco dining and the carpeted area provides ideal family living space with television point and window overlooking the rear. Central heating radiators warm the room, lighting is provided by inset ceiling spot-lights and the whole ambiance is completed by the build-in sound speakers. Off the kitchen is a good- sized utility room which has an exit door to the side, plumbing for an automatic washing machine and space for the tumble dryer, a single sink unit with mixer tap and the laminate flooring is continued through to the downstairs cloakroom which comprises a two- piece suite to include a low flush Wc and pedestal wash hand basin and a radiator. From the utility room there is access to the integral double garage.



On the first floor, the landing has a painted spindle balustrade with complimentary oak hand rail, a pendant light, radiator and a window to the front.



The generously sized master bedroom is located to the front of the house and has a walk-in fitted dressing area which leads through to the en-suite shower room. The fully tiled en-suite has an Aqualisa touch-button thermostatic control for the rain-fall shower head and hand-held attachment, there is also a low flush Wc, pedestal wash hand basin with illuminated mirror over, inset ceiling spot lights and an extractor fan.



Bedroom two has a step down passing the sliding door built-in wardrobes and is attractively decorated. Again, located to the front of the property, there is a radiator and inset ceiling spot lights. The en-suite has a shower cubicle with Aqualisa touch button thermostatic shower, pedestal wash hand basin and low flush Wc. The room is fully tiled and has inset ceiling spot lights and a radiator.





Bedroom three, four and five are located to the rear, all having radiators, pendant lights and bedroom five also provides access to the insulated loft space.



The family bathroom comprises a four-piece suite to include low flush Wc, pedestal wash hand basin, walk-in shower with Aqualisa touch-button thermostatic control, fully tiled walls and floor and inset ceiling spot light.

Outside the property can be found at the far side of the development and, therefore, benefits from very little passing traffic. The extended triple width Tarmac and Tegula paved driveway provides parking for several cars, has an electric car charging point and leads to the integral double garage with up and over door, power and light, and houses the gas central heating boiler. A path to the side leads to the rear, fenced, south-facing garden which has been recently professionally landscaped with Porcelanosa flagged patio, a K-rendered decorative wall with LED strip lighting, a step up to a further raised seating area, and Bamboo hedging for a delicate yet private boundary, making a totally perfect outdoor entertainment area.



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 B

The Council Tax Band is F

The property is served by mains drainage

The property benefits from a home security alarm

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.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA