



Maria B Evans Estate Agents Limited

Ellewood, 4 Chestnut Close, Newburgh, WN8 7AH

Offers in the region of £1,150,000



- Exclusive, detached contemporary residence
- Set on a small gated community of seven
- Upgraded to provide additional luxury touches
- Generously spacious dual aspect principal lounge
- Superb Tom Howley bespoke living-dining-kitchen
- Separate utility room and downstairs cloakroom
- Study and dual aspect, spacious gymnasium
- Four double bedrooms to the first floor
- Master with en suite and walk-in wardrobe
- Luxury bathroom with Villeroy & Boch suite
- Low maintenance PVCu windows throughout
- Fully programmable gas central heating
- Control-4 electronic and sound management
- Set in approximately an acre of lawn gardens
- Planning consent for swimming pool extension
- Easy access to village amenities and Schools
- Close to road and rail commuter routes

Ellewood was built three years ago by Abbey Prestige Homes and is one of seven exclusive properties within a gated community in the village of Newburgh. This outstanding residence comes to market offering a higher specification than the original model as the current owners have added their own personal touches to provide a unique, stunning family home.

Planning consent has been granted to extend the property by a further 40% and provide a single storey addition of some 11.8m x 8.8m for a swimming pool complex and would sit discretely within the one acre plot the house stands in. Primary features include bi-folding doors to the living-dining-kitchen and lounge making the perfect entertaining space, a glazed galleried landing, under-floor heating to the ground floor, Control-4 electronics and sound management system throughout, a bespoke Tom Howley kitchen/utililty roomand, last but not least, a dog shower.

A composite door with glazed inset opens to the impressive entrance hallway with recessed down-lighting and herringbone-pattern wood-grain tiled flooring which continues into the lounge, living-dining-kitchen, utility room, study and cloakroom. A limed oak staircase with glass balustrade rises to the first floor with illuminated display niches to the area plus a walk-in cloaks' cupboard with automatic light and a further cupboard housing the pressurised hot water cylinder tank and under-floor heating manifolds.

The light and airy principal lounge has bi-folding doors to the rear, a window to the front and a pendant light offers evening ambience. A wall-mounted television point with sound speakers sits above the contemporary style Bellfires living flame gas fire and has shelving and recessed display lighting to either side.



The stunning living-dining-kitchen features three sets of bi-folding doors and a feature window to the vaulted ceiling – filling the area with natural light - plus six pendant lights suspended over the island breakfast bar. The kitchen is fitted with a superb bespoke range of Tom Howley cabinets having white Silestone work surfaces inset with a one-and-a-half bowl Kohler under-mount sink unit and swan-neck mixer tap, and Quooker boiling water tap. Also inset is a Bora induction hob and further integrated Neff appliances include an oven and microwave with full height fridge and freezer to either side with canopy lighting above, a dishwasher and there is a recycling/waste disposal. The dining area has a pendant light whilst the living area has a feature wall with television point, a wine chiller, a drinks cabinet and illuminated display shelving with two wall and base cabinets to either side.



The utility room has a side exit door, recessed down-lights and a fully tiled step-in dog shower. The kitchen complementary cabinets and Silestone worktops have an inset stainless steel sink unit, incorporate a pantry, plumbing for a washing machine, space for a tumble dryer and illuminated display shelves.



Off the hall, the study overlooks the side, has recessed down-lights, a built-in cupboard and sound speakers. The gymnasium has two windows to the front and one to the side, recessed down-lights, sound speakers and wood-grain laminate flooring. Also lit by recessed down-lights, the cloakroom has a Claybrook circular wash basin on a floating table top and a Villeroy & Boch concealed flush w.c. with hexagonal wall tiling to splash areas.



The galleried landing with glazed balustrade overlooks the kitchen seating area, has recessed down-lights and gives way to the four double bedrooms which are lit by pendant lights and warmed by central heating radiators.



The generously spacious master suite has Velux vertical element windows to the front and rear with an automation pad, three pendant lights and a television point opposite the king-sized bed space. The adjacent walk-in wardrobe is fitted with open hanging rails, drawers and accessories shelves and is lit by recessed down-lights. The fully hexagonal tiled en suite also has a Velux window, recessed down-lights and is fitted with a contemporary Villeroy & Boch white suite comprising walk-in shower with glazed screen and monsoon over-head shower attachment, a vanity double-drawer unit with wash hand basin and mixer tap over, and a close coupled w.c. plus a chrome heated rail to warm the towels.



Bedroom two has a Velux vertical element window to the front, two pendant lights, a television point and sound speakers. Dual aspect bedroom three overlooks the side and rear, has two pendant lights, part-panelling to two walls and sound speakers. Bedroom four has a Velux vertical element window to the side, two pendant lights, a television point, sound speakers and herringbone wood laminate flooring. Wardrobes are fitted to two walls and this room is currently used as a dressing room.



The fully-tiled family bathroom has a Velux window, recessed down-lights, sound speakers and an extractor fan. The opulent Villeroy & Boch white suite comprises a contemporary-style free-standing bathtub with LED lighting beneath, a step-in shower with feature tiling to the two walls, glazed screen and door and a drencher style head, a wall-mounted vanity drawer unit with glazed top and a resting wash hand basin with mixer tap, plus a close coupled w.c.



The electronically controlled gated access to the seven exclusive properties on the Close gives way to a central rectangle and to the block paved driveway of No. 4 which provides parking for two cars and leads to the detached double garage with two up-and-over doors, power and light, and includes an electric car charging point. A paved path leads to the front door with side lawn and Portuguese laurel hedging and there are armoured power points. A side gate gives way to the rear garden with a porcelain tiled patio across the rear elevation and abutting a lawn area expanding to approximately one acre and having panel fencing to two sides and post and rail fencing to the rear and side.



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 EPC rating is B

The Council Tax Band is G

The property is served by mains drainage

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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