



Maria B Evans Estate Agents Limited

37 Tarnbeck Drive, Mawdesley, L40 2RU

Offers in the region of £430,000



- Attractive, traditional style detached family home
- Elegant, spacious, combined lounge/dining room
- Well-appointed Nolte fitted breakfast kitchen
- Separate utility room and two-piece cloakroom
- Four bedrooms – two double, two single rooms
- Bathroom fitted with white Villeroy & Boch suite
- Spacious master bedroom with en suite shower
- Warmed by gas central heating radiators
- UPVC double glazed windows throughout
- Beautifully presented front and rear gardens
- Integral double garage and parking for two cars
- EV charging point installed to the side wall
- Cul-de-sac location with south facing rear garden

This attractive detached family home offers excellent accommodation in its immaculate presentation both to the interior and exterior. It carries a modern and contemporary feel with a lasting warmth throughout.

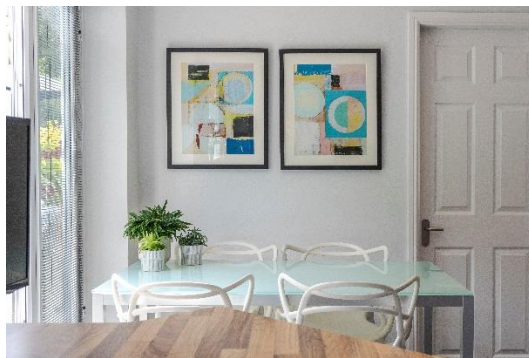
The property is approached by a neat, Tarmacadam drive with parking for two cars in front of a double integral garage and having an EV charging point to the side. There is a lawn to the right which is bordered by matured shrubs and plants. The slate lined stone path leads to an overhang porch sheltering the front door and featuring a light fixture. The door is flanked with opaque windows, allowing natural light to travel into the property. The hallway has a light oak flooring, pendant light and radiator.



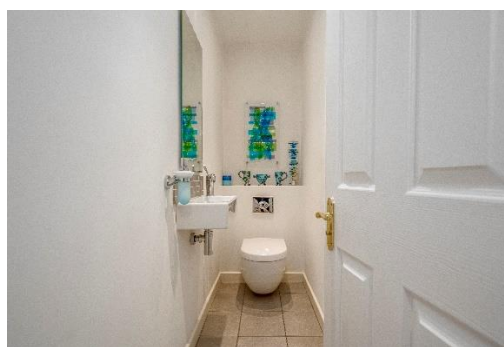
A door to the right leads to a good-sized reception and dining area stretching to the rear of the house. There is a bay window to the front of the property and an additional window to rear – both with radiators beneath. The room also features a contemporary 'hole in the wall' Bellfire gas living flame facility. Towards the rear, two adjacent pendant lights hang for convenient light above a dining table. A door to the left of this room leads through into the kitchen positioned to the rear of the house.



The kitchen is fitted with a black and lilac tile flooring, wood-effect splashback and Nolte wall and base units and recessed downlights. These are equipped with a refrigerator and freezer as well as a Neff combination microwave and eye-level oven and grill. The wood-effect worktops have an inset induction hob and extractor fan above. Also inset, and set beneath the rear window, is a sink unit with swan-neck mixer tap and an angled dish drainer to the left. Stored under the sink for convenience is a Bosch dishwasher. This kitchen also features two slim pull-out cupboards for spices and an open cupboard with pull-down shutter providing neat housing for a toaster and kettle. French doors lead out of the kitchen into the rear garden.



Continuing the flow of the house, a door separates the kitchen from the utility room having the same black tiles, a radiator, coat hooks on the side wall and track light above. This room provides plumbing for an automatic washing machine and space for a tumble dryer tucked neatly beneath the kitchen complementary worktops. A stainless-steel circular sink with a hot and cold mixer tap is also incorporated into the counter with units for further storage. A door leading to the rear has an opaque window to allow light to into the utility. Opposite to this is interior access to the partitioned double garage. This is completed with concrete flooring, two pendant lights and shelves.



The downstairs w.c. is fitted with a light grey tile flooring and grey tiles to splashback areas with recessed downlights. There is a Villeroy and Boch close-coupled w.c. and wash hand basin complete with a swan-neck mixer tap, soap holder wall attachment and mirror above. The WC also contains a chrome heated towel rail and an extractor fan. Adjacent is spacious understairs storage with hook attachments and light oak flooring.

Carpeted stairs lead to the first-floor landing with pendant light which gives way to all four bedrooms. There is extra storage to the left of the landing which holds both shelves and a built-in rail.



The beautifully presented master bedroom and en suite have light wood laminate flooring and part-perimeter recessed downlights. There are fitted wardrobes with sliding doors to the left wall as well as additional storage to the right holding shelving units within. Two windows to the front allow natural light to filter into the bedroom. The en suite is tucked away to the right of the room which features a stunning dark grey suite complimented by white tile flooring and lit with recessed downlights. The suite includes a wall mounted vanity basin with slimline drawer and inset wash hand basin with a touch button tap. There is also a Hansgrohe corner shower alongside a white close-coupled toilet, heated chrome towel rail and a supplementary towel rail below the etched opaque window to front. The ensuite also provides a wall mounted shelving unit for additional storage.



Across the landing, bedroom two is a spacious room with a window to rear, radiator and track light above. It is finished with the beige carpet that runs throughout a large proportion of the house.

Bedroom three is a single room with wood laminate flooring, a pendant light, radiator and window to rear.

The fourth bedroom, currently being used as a study, has the same laminate flooring, track lights and a window to rear.



The main bathroom is fitted with a four-piece Villeroy and Boch suite to include a close-coupled w.c., a swan-neck mixer tap and ellipse-shaped wash basin with mirror above. There is a fitted panelled bath with a shower and glazed protective screen over. All of this is completed with a beige tiling to splash back areas and lit by recessed downlights. Further amenities consist of an opaque window to side, a fitted mirrored cabinet with shelves and chrome heated towel rail.



The charming south facing rear garden has a stone-flagged patio with brick detail, providing a perfect space for garden furniture and potted flowers. The patio wraps around both sides of the house and, to the right side of the property, a wooden gate leads to the front. Steps rise to an immaculate lawn area which is bordered to the sides and front with mature shrubs and trees. At the back of the garden, a small stone wall makes a bed for flowers and shrubs with a taller timber fence to the boundary, providing privacy to the garden. A second patio sits within the left corner of the garden with space for a bench or chairs. Whether you are an enthusiastic gardener, or just enjoy sitting out in the sun, the garden at 37 Tarnbeck is a perfect space for anyone.



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 D

The Council Tax Band is F

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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