



Maria B Evans Estate Agents Limited

Ivy Cottage, 32a Grape Lane, Croston, PR26 9HB

Offers in the region of £825,000



- Charming, picture-perfect semi-detached cottage
- Set within the Grape Lane Conservation Area
- Transformed and refurbished some eight years ago
- Broad, welcoming hallway with cloakroom off
- Generously spacious lounge with bi-folds to garden
- Superb, well-appointed contemporary dining kitchen
- Four bedrooms to first floor; three double, one single
- Master bedroom with dressing room and en suite
- Bedroom two with walk-in wardrobe and en suite
- Gated, pebble driveway providing parking for six cars
- Extensive, south-west facing lawn garden to rear
- Indian stone terrace and summerhouse with power
- Close to village amenities and renowned schools
- Easy access to road and rail commuter links

Totally refurbished and transformed by the current owners some seven years ago, this stunning semi-detached cottage offers contemporary living space within a characterful home and is set in extensive, secluded, south-west, facing rear gardens and driveway parking for six cars. Briefly the accommodation comprises of a formal entrance hall with cloakroom, superb and well-appointed dining kitchen, generously spacious lounge, four bedrooms to the first floor – one with a dressing room and two having en suite facilities. Beautiful, exposed beams exist to all the first-floor rooms.



From Grape Lane, a low pedestrian gate gives way to a green composite front door with an opaque and leaded glass inset and which opens to the spacious hallway with a decorative ceramic tiled floor. Lit by recessed downlights, the hall is warmed by under-floor heating which continues through the entirety ground floor accommodation.



A glazed door opens to the dining kitchen and a further vertical panelled timber door opens to the cloakroom fitted with a two-piece suite in earth-tones and comprising a vanity drawer-set console wash hand basin with monobloc tap and a close coupled WC. The room is finished with matching painted wall panels to dado height, ceiling and wall lights and bleached wood effect ceramic tiled flooring.



The superb dining kitchen has both bi-folding doors and French windows to the rear garden plus a lantern roof allowing natural light to flow through into this spacious area. Recessed downlights dot the ceiling, and the stone-effect vinyl tile flooring sits beautifully beneath the two-tone grey high gloss, handle-less wall and base cabinets which incorporate an island breakfast bar, an island dining table, glazed display units and drawer banks. The coordinating Quartz worktops on the first island have an inset twin Butlers-style porcelain sink unit with swan-neck extendable spray mixer tap paired with an additional instant hot and cold water tap. Also inset is a Neff five ring induction hob with suspended canopy-set extractor fan above plus a pop-up power point. Further integrated Neff appliances include a full height fridge and freezer, two microwaves, steamer, two eye-level ovens and grills - both having warming drawers beneath – and an automatic dishwasher. The second island provides the perfect dining table alongside the rear windows and has additional cupboard space beneath and beyond by way of the integrated Home Bar, housing space for a drinks chiller. In addition to the above, the kitchen has a walk-in larder cupboard, ceiling sound system speakers and a door to the inner hall with an oak staircase rising and turning to the first floor and lit by recessed downlights.



Off the inner hall, the generously spacious lounge has bi-folding doors to the rear garden and two double glazed windows to the front. For evening ambience, the room is lit by central ceiling light, perimeter recessed

down-lights plus ceiling sound speakers. Creating the ideal family hub, this stylish room also features a wall mounted television point with space for a media cabinet below.



Completing the ground floor, the utility room is fitted with kitchen complementary units having stone-effect worktops with an inset porcelain sink unit, a swan-neck mixer tap and side drainer. There is plumbing for a washing machine, space for a tumble dryer, a cupboard houses the Viessmann gas central heating boiler, underfloor heating manifolds and the hot water cylinder tank. A uPVC door with opening top window opens to the garden.

The landing has a window to the front, spindle balustrade, a chandelier point to the vaulted ceiling, vertical panel timber doors to each of the rooms off and a traditional style radiator.



The master bedroom is warmed by two radiators - one in the dressing room and a column radiator in the bedroom area - and has two picture windows overlooking the garden and a window to the front within the dressing room. The room is lit by a central pendant light, two bedside lights and recessed downlights to the vaulted ceiling of the bedroom, en suite and the dressing room which is fitted with clothes rails and accessory shelves. The en suite has grey slate-effect vinyl tiled flooring and painted wall boards to dado height forming the back-drop to the white four-piece luxury suite comprising a walk-in shower cabinet with grey subway tiling, a traditional style wash basin, low flush WC and roll-

top claw-foot bathtub with telephone-style mixer tap and hand shower. In addition, there is a further door to the landing allowing the en suite to be used as a 'Jack and Jill' bathroom.



Bedroom two has a picture window to the rear, pendant light and radiator. This good-sized double room has a walk-in wardrobe with recessed downlights and accessory shelves. The en suite has an opaque rear window, grey slate vinyl flooring and recess downlights. Wall panelled to dado height, there is a close coupled WC, vanity set wash hand basin and black subway tiled shower cubicle.



Bedroom three has a window to the front, pendant light to the vaulted ceiling and two wall lights plus radiator. Again, this good-sized double room has ample space for fitted or standalone furniture. Bedroom four is a single room with a window to the front pendant light and radiator.



The property is approached via timber double gates to a pebble driveway providing parking for six cars. A narrow frontage beyond the low retaining wall is perfect for container planting and also has an armoured power point for lighting.

From the driveway, timber gates open to the south-west facing rear garden which has an Indian stone terrace across the rear elevation, ideal for alfresco dining and seating area, and having a sleeper edged retaining wall with box hedging above. Steps rise to the extensive wall, fence and laurel hedge enclosed lawn garden with borders to two sides and post lighting following the pebbled side path. This path also gives way to the painted timber summer house with power and light. For convenience there is an outside tap, further armoured power points and the property has a CCTV security system with security lighting.



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 TBC

The Council Tax Band is E

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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