



Maria B Evans Estate Agents Limited

1 Lunds Lane, Much Hoole, PR4 4HL

Offers in the region of £800,000



- Exceptional five-bedroom detached residence
- Excellent corner plot position with rural view
- Bespoke kitchen by the award-winning Diane Berry
- Superb living and dining areas adjoining kitchen
- Two further generously spacious reception rooms
- Villeroy & Boch luxury bathroom and en suites
- Stunning master suite with dressing room and en suite
- Underfloor heating and uPVC double-glazed throughout
- Control 4 Home Automation System installed
- Double garage and ample driveway parking
- Ideal location for commuter transport links

Set on an elevated corner plot and on a quiet country lane, this distinctive, detached residence has contemporary, state-of-the-art fittings and features throughout and is finished to the highest calibre. The numerous flexible living areas, bespoke luxury kitchen and five double bedrooms make this a wonderful proposition for a growing family. Enjoying tranquil rural aspects, this exceptional property is within easy reach of the local villages and also has excellent commuter network links.



Steps rise to the flagged terrace frontage with an impressive brick and stone arched open porch. This shelters the composite front door with etched glass panels to either side. Once opened, the spacious and light entrance hallway unfolds, delivering a true sense of arrival. This has a natural shaded porcelain tiled flooring stretching through to the open plan kitchen, whilst a dark tinted glazed banister staircase turning and rising to the first floor with a large, automated Velux window allowing light to filter through overhead, whilst niche downlighting is featured down one wall. On a more practical level, there are two useful under-staircase storage cupboards.



The black, fully tiled porcelain cloakroom is equipped with automatic lighting and has a Villeroy & Boch vanity set wash hand basin with an illuminated mirror and an inset display niche above the wall-mounted w.c.



The principal lounge has a bay window overlooking the front garden and views beyond and two pendant lights to supply a warm, ambient feeling. The focal point of the room, however, is the split-faced marble tile with a built-in-the-wall log fire with slate hearth. Further to the television point to the side, this room also functions with communications and surround sound wiring alongside.



The second reception room also has a bay window to the front garden, pendant lighting and a wall-mounted television point. This is housed within a grey melange fitted unit with brushed copper handles to the cupboards and wardrobes. The third reception room is currently being used as a study, with a window to the side and pendant light. This room houses the Control 4 home automation hub which is installed to cover all electrical appliance management.



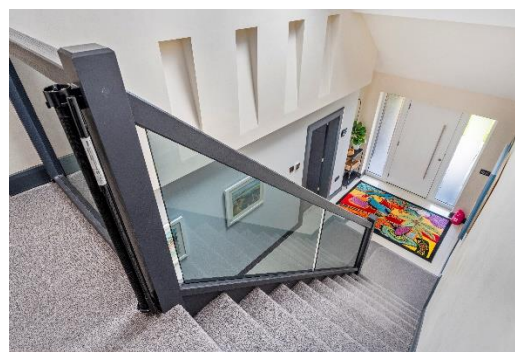
From the hallway, double doors lead to the stunning L-shaped and open plan living-dining-kitchen designed by Diane Berry, an international award-winning kitchen designer who has created a social and functional kitchen. The attention to detail is first class, including top of the range Miele appliances comprising streamlined ovens, an induction hob with an integrated fan for high level extraction efficiency, an integrated fridge and automatic dishwasher. The stylish cabinet fronts are made of coloured frosted glass with aluminium frames and having Silestone quartz worktops with three pendant lights illuminating from above the central island. Two pocket doors slide to the side to reveal a breakfast bar with integrated lighting and housing the microwave with space for further kitchen appliances, such as the toaster and coffee machine. The kettle become a thing of the past as the coloured sink unit holds a Quooker boiling hot water tap for instant use. Adjacent, the kitchen complementary utility room has a door to the side, further inset sink unit, integrated dishwasher, plumbing for a washing machine and a space for a larder-style fridge freezer.



Bi-folding doors lead from the dining area to the garden decking whilst further illumination comes through a picture window to the rear. There is additional concealed canopy lighting and recessed downlights around the lantern ceiling to offer evening ambience. A great area for entertaining, this space also includes a wine chiller with shelving above. The living area, also with bi-folding doors leading to the rear, has a wall-mounted television point with long windows flanking either side.



Upstairs, the first floor L-shaped landing has recessed downlights, a loft access point and storeroom with integrated shelves. This also houses the under-floor heating controls, whilst painted oak-block doors give way into all the first-floor rooms.



The master bedroom suite is a bright and spacious to the rear of the property with a sliding patio door to the Juliet balcony and central pendant light above. Opposite the bedspace, a wall-mounted television sits above the fitted vanity unit, providing further storage. A broad opening leads into the dressing room fitted with recessed downlights, a Velux window and an extensive set of wardrobes. Progressing through, the master en suite unfolds, featuring grey porcelain tiling to the walls and floor. Inset with spotlights and having an opaque window to the side, the en suite has a Villeroy and

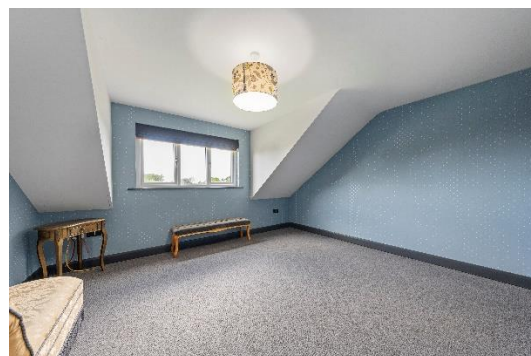
Boch white suite with Hansgrohe fitments comprising a wet-room style shower, panelled bath with hand shower and television to one end, a wall-mounted wash hand basin with illuminated heated mirror over and a wall mounted w.c. with display niche over.



Bedroom two, with a window to the front and pendant lighting, has a semi-vaulted ceiling and a wall-mounted television point above the oak fitted units consisting of both wardrobes and drawers beneath. A door leads to the en suite which is fully ceramic-tiled, has recess downlights and is fitted with a Villeroy and Boch white suite with Hansgrohe fitments. This comprises a one-and-a-half sized shower with glazed sliding door, wall-mounted vanity set wash hand basin, chrome towel rail and w.c. with an etched window above.



Bedrooms three and five have windows to the front and rear respectively, both having pendant lighting, as does bedroom four. With a window to the rear, bedroom four also has a wall-mounted television point.



Fully tiled in grey porcelain, the contemporary style family bathroom has a Velux window to the rear. The Villeroy and Boch white suite with Hansgrohe fittings comprises a wet-room style shower with both rainfall and hand-held shower heads, a panelled bath with hand shower and television to one end, a wall-mounted vanity set wash hand basin with illuminated mirror to the side and close-coupled w.c.



The property is set beyond a low hawthorn hedge with lawn frontage and further brick retaining wall having central steps to the flagged entrance portico. To the side, the resin drive provides multiple parking space in front of the double, integral garage with electric roller door, power, light and personal door to the hallway. This area is also equipped with CCTV and external downlights. The garage also houses the Worcester gas central heating combination boiler, pressurised water tank and ground floor under-floor heating controls. The enclosed rear garden is also laid to lawn with a gravelled area providing an outdoor play area. It is bordered with a high wall and panelled fence whilst also having an expansive composite decking area which is laced by a flagged pathway leading to a feature wishing well.





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 South Ribble 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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