



## **Maria B Evans Estate Agents Limited**

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**30 Wood Lane, Parbold, WN8 7TH**

**Offers in the region of £900,000**



- Attractive split-level detached residence
- Finely remodelled and perfectly presented
- Elevated, secluded, tranquil, semi-rural location
- Far reaching aspects over the Douglas Valley
- Remodelled and refurbished to exacting standard
- Generously spacious dual aspect lounge
- Superbly appointed living-dining-kitchen
- Separate utility room and two-piece cloak room
- Two ground floor bedrooms with shower room
- First floor landing with study/reading room
- Master bedroom with dressing room and en suite
- Tarmacadam driveway parking for several cars
- Surrounding tiered gardens and rear lawn area
- Stairs to exterior balcony with glass balustrade
- Walking distance of the village amenities
- Easy access to road and rail commuter links

This finely remodelled and perfectly presented, split-level detached residence is set in a secluded and tranquil location with superb rural aspects giving it that all-round appeal. Finished with contemporary flair, the light and spacious accommodation briefly comprises a dual aspect lounge, a beautifully appointed living-dining-kitchen, separate laundry room, two ground floor bedrooms and shower room, and a first-floor master suite with leisure area, bedroom, dressing room and en suite. The elevated position has driveway parking for several cars, surrounding tiered gardens with lawn areas and stairs rising to a side balcony with glass balustrade and fabulous views over the Douglas Valley.

Aluminium steps rise to a covered porch with slate tiled floor and exterior wall lighting which illuminates the broad graphite grey steel door with opaque glass inset.

A contemporary aura runs throughout this lovely home with touches such as vertical panel interior doors, luxury vinyl wood effect flooring, graphite grey radiators, recessed downlights and modern pendant lighting.

The broad entrance hallway features all of the above, includes a cloaks cupboard and gives way to two spacious double bedrooms overlooking the front and rear, respectively. Serving these two bedrooms and fully tiled in a grey-green stone effect, the bathroom is warmed by a chrome heated towel rail. The four-piece white suite comprises a walk-in shower with glass screen, a tile-panelled bath with central taps, pedestal wash hand basin with illuminated mirror over, and a close coupled w.c.



Off the hall, the sumptuously spacious lounge has picture panel windows to the front elevation, giving magnificent views over the valley, and also has sliding patio doors to the rear garden. Other than the view, the eye is drawn to the contemporary hole-in-the-wall picture-framed gas fire which has a television point alongside whilst the three pendant lights offer evening ambience.



Before moving down to the living dining kitchen, the laundry room is fitted with grey cabinets having marble effect worktops, an inset one and a half bowl stainless steel sink unit, plumbing for a washing machine, space for a tumble dryer and warmed by a heated towel rail. The adjacent cloakroom is fitted with a two-piece white suite comprising a vanity set wash basin and a close couple WC with a tiled splashback.

Delightfully alluring, the living-dining-kitchen has two sets of three-panel windows overlooking the valley, sliding patio doors to the side and luxury vinyl flooring throughout. The dining area is dotted with pendant lights over the table space and has a recessed seating area for a quick coffee on the go and the area moves along to the living area with more than ample space for a lounge suite.





The kitchen is fitted with an excellent range of two-tone grey and blue wall and base cabinets to include a split-level island with oak breakfast bar having shelves beneath and three pendant lights over. White marble worktops surround, are inset with a twin-bowl stainless-steel sink unit and swan-neck mixer tap with an etched side drainer and an integrated Siemens automatic dishwasher beneath. Other integrated appliances include a six-ring Rangemaster cooker with matt black chimney-style extractor fan over and splashback, larder fridge and freezer.

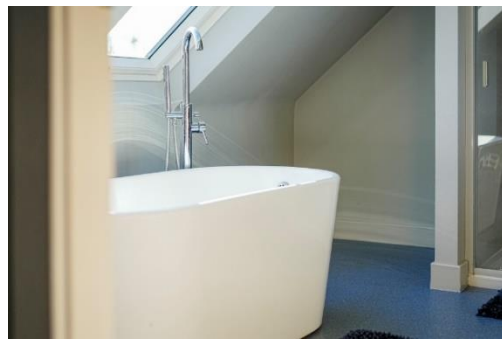


The first-floor landing has LVF flooring, a Velux window to the front, and a picture window to the side with further rural aspects and this quiet area makes a perfect study/reading room.

A door opens to the fabulous master suite with three long Velux windows to the front, strategically placed opposite the bedspace for the ultimate view to wake up to. The very spacious room has further seating areas, is lit by recessed downlights and has a door to the dressing room with clothes rails to either side having accessory shelves above and below.



For the ultimate in relaxation, the exquisite en suite has a four-piece white contemporary suite to include a double shower cabinet with monsoon head, a wall mounted vanity cabinet with twin console-style wash basins, a stand-alone bathtub with stand-pump faucet and hand shower, and a back-to-wall WC. Filled with light from the Velux window, the room is warmed by a heated towel rail and lit by recessed downlighting.



The property is approached via a Tarmac driveway which rises to a parking area for numerous cars and has a lawn area to the side, a shrub border and a block paved path to the front door. Tiered stone walls wrap around the property, are landscaped with shrub planting and the split-level rear garden has an Indian stone flagged patio and raised stone wall beds integrating a waterfall feature. Sleeper steps lead up to the raised lawn area with stock fencing and a metal staircase with glass balustrade rises to the Astroturf balcony, offering sublime rural aspects across the Douglas Valley with Parbold Hill to the rear.



**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 C**

**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.