



Maria B Evans Estate Agents Limited

34 Gorsey Lane, Mawdesley L40 3TF

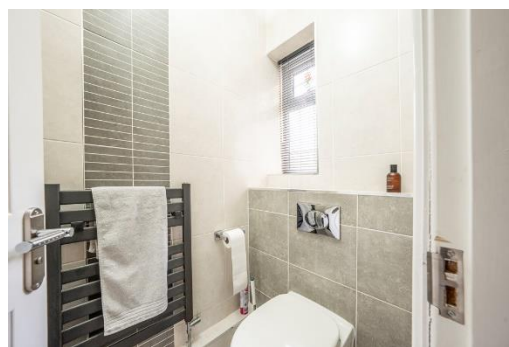
Offers in the region of £875,000



- Attractive, five-bedroom detached property
- Reception room with gas fireplace
- Conservatory with stunning views of the rear garden
- Well-stocked kitchen-dining area and adjacent snug area
- Kitchen complementary utility
- Separate dining room
- Ground floor two-piece w.c.
- Master suite with walk-in wardrobe
- Four-piece master en suite warmed by underfloor heating
- Second bedroom with three-piece en suite
- Further three bedrooms- two double, one single
- Stained glass windows and decorative coving throughout
- South-west facing, tiered rear garden
- Double, integrated garage with electric up-and-over door
- Ample parking available to the front tarmacadam drive
- Delightful village location close to local amenities

This charming, detached residence blends modernity with character and period flair with feature stained-glass windows and decorative coving throughout. Boasting generous living space, this home includes a spacious reception room with doors to the conservatory, a separate dining room, cosy snug, kitchen-dining area, utility room and two-piece w.c. The first floor offers five bedrooms, including a master bedroom with walk-in wardrobe and en suite, a second en suite bedroom and three further bedrooms (two doubles and one single).

From the moment this property is approached, its charm and sophistication is apparent. The front garden is laid with a neat Tarmacadam drive, providing ample parking, and bordered by lawn areas dotted with shrubs and trees. This is enclosed by timber fences to either side and a bricked wall to the front. Entrance to the property is attained through a grand timber door with central knocker, leading into the welcoming hallway. This holds a stone tile flooring and is softly illuminated by two pendant lights and warmed by a radiator with decorative covering. The ground floor w.c. is accessed from the hallway. This is fully tiled in a neutral grey colour and holds a contemporary two-piece suite to include a back-to-wall w.c, vanity wash hand basin with monobloc tap, chrome heated towel rail, pendant light above and privacy window to the side.



To the left of the hallway, the reception room unfolds. This is a spacious and bright room with a window to the front having stained glass insets and two pendant lights sat within decorative coving. The focal point of the room is a gas fire enclosed by a Silestone hearth, surround and mantle, adding to the sense of cosiness and comfort. The room is further warmed by two radiators, one being a vertical column radiator. Patio doors connect to the conservatory with two glazed panels flanking either side and enhancing the natural light filtering into the room.



The conservatory offers breathtaking views of the rear garden creating an ideal space to unwind and enjoy the outdoors from the shelter of the indoors. It features decoratively tiled flooring, a ceiling fan above and access to the rear provided from patio doors to the side.

The dining room is a beautiful, bright space with a window across the rear and decorative coving. There is a pendant light and a radiator whilst stone tiling is laid across the floor. This room is accessed both from the hallway and the kitchen-dining space, creating a satisfying flow in the ground floor layout.



The kitchen-dining area is well-stocked with cream wall and base units, completed with a black quartz countertop and splashback. To one wall, the base unit extends into a breakfast bar for additional seating. These units include a Samsung combination microwave and oven, gas Rangemaster five-point hob with a hooded extractor fan above, a Bosch double oven and grill and an integrated dishwasher, refrigerator, freezer and further wine chiller. A window overlooks the rear, positioned in front of the one-and-a-half bowl sink unit with swan neck mixer and integrated hot water tap and etched drainer to the side. The space is lit by recess downlights which continue into a further dining area with a pendant light and radiator.



The utility room features kitchen-complementary units, equipped with a one-and-a-half bowl sink unit with swan neck mixer tap and etched drainer, plumbing for an automatic washing machine, space for a tumble dryer and ample storage. A pendant light illuminates from above and the area provides side access to the rear garden and access to the integral garage with an electric up-and-over door.

Nestled just off the kitchen-diner, a cosy and stylish snug offers the perfect retreat. A charming archway leads into the space, complete with a window to the side with feature-stained glass insets. The room is lit by recessed downlights and warmed by a radiator. With its flexible layout, this home allows for both open-plan living space or separate, quiet rooms making it perfect for family life.

Ascending to the first floor, the landing area has two pendant lights, a decoratively covered radiator, window to the front, loft access and an airing cupboard housing the water tank.

The master bedroom is a true oasis of relaxation, offering a chic and stylish suite with ample space. There is a window to front with stained glass insets, whilst the room is further lit by a pendant light and has two radiators. The walk-in wardrobe, with its own window to rear and recess downlights, provides plenty of storage with fitted wardrobes to either wall. Adjoining the bedroom is a well-equipped four-piece en suite, warmed by underfloor heating. This comprises of a vanity wash hand basin with monobloc tap, an inset mirror above and storage for toiletries, all illuminated by recess downlights. It features a back-to-wall w.c., integrated bath with monobloc tap and additional extendable hand shower, cubicle shower with waterfall head and extractor fan. The suite is completed with a chrome heated towel rail and privacy window to the rear.



The second bedroom is a double room with fitted wardrobes, a window to the front with stained glass insets, radiator and pendant light. This room also has an en suite, holding a three-piece suite and tiling both along the floor and to splash areas. This includes a vanity wash hand basin with monobloc tap, close coupled w.c., cubicle shower, extractor fan, privacy window to the rear and radiator. The en suite is lit with recess downlights.



Bedrooms three and four are both double rooms with a window to the rear and radiator. Bedroom three has fitted wardrobes to one wall and is lit by a pendant light above, whilst bedroom four is fitted with one double and one single wardrobe with additional overhead storage, a fitted desk and recess downlights.



Bedroom five is currently staged as a study but is a single-sized room with a window to the rear and pendant light. It is equipped with a plethora of fitted cabinets and a built-in desk, making it the perfect space for working from home while enjoying beautiful garden views.

The family bathroom holds a contemporary four-piece suite comprising of a standalone bathtub with mixer tap, a cubicle shower with glazed doors and waterfall shower head, a Villeroy & Boch vanity wash hand basin with monobloc tap and back-to-wall w.c. It is finished with an inset mirror, an extractor fan, chrome heated towel rail, recess downlights above and a privacy window to the side.

The rear garden of this property is truly a standout feature with an impressive, tiered layout and peaceful views of surrounding woodland. Completely secluded and private, the garden enjoys a large, paved area, perfect for the placement of outdoor furniture while its south-western orientation ensures full enjoyment of the sun. The paving area continues to the side of the property, offering an ideal space for al fresco dining and entertaining. Bricked steps lead down to the subsequent tiers of the garden, each offering a tranquil retreat and accessed from a paved path. A lush lawn exists to either side which is bordered with mature shrubs and plants, creating a serene, green oasis. At the end of the garden, a timber archway opens into a shale area where the calming sound of the stream can be heard. A timber summer house set on a paved base and accessible from double doors holds a high-top table and chairs set, wine cooler and electric fire.



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 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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA