



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

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**6 Dobson Close, Wroughtington WN6 9ES**

**Offers in the region of £540,000**



- Stunning, detached family home
- Featuring an open-plan, seamless flow throughout the ground floor
- Well-appointed kitchen with central island
- Good-sized reception room
- Orangery across the rear to provide further reception/ dining area
- Kitchen-complementary utility room
- Beautiful welcome hallway with two-piece cloakroom
- Four generously sized bedrooms to the first floor
- Master bedroom serviced by a three-piece en suite
- Four-piece family bathroom
- Driveway parking with electric car charging point
- Single garage
- Rear garden with decking area for al fresco dining
- Easy access to villages and commuter transport links

This stunning, four-bedroom home offers a harmonious blend of classic elegance and modern living. Having a seamless layout to the ground floor, the open-plan aspect is ideal for both family living and entertaining guests, boasting a sophisticated reception, well-appointed kitchen and utility, study space and orangery across the rear. To the first floor, there are four generously sized bedrooms, including a master with en suite, whilst the family bathroom services the others.

Approached by a paved driveway with parking for two vehicles, the front aspect is softly lit by external lighting, has an electric car charging point and is bordered with slate chipped beds planted with mature shrubs and plants. A composite front door with central knocker and opaque glazed insert grants entrance into the property with a wall light to the side and timber overhang above.



The welcoming entrance hallway is laid with a Karndean oak flooring which flows throughout the majority of the ground floor. An elegant panelling runs across the walls whilst the area is lit by two pendant lights and a window to the front. From here, the w.c. can be accessed, comprising of a close coupled w.c. and wall mounted wash hand basin with mixer tap and also having panelling to the walls. A spotlight illuminating from above.



To the right, an elegant reception room unfolds with the same flooring, has a pendant light sat within decorative coving to aid the natural light streaming from the box bay window to the front. The focal point of the room is the gas coal fireplace with marble surround and hearth and oak mantel piece over the top. The room is completed with a television point and radiator to the side.





A beautifully designed archway, framed with decorative coving and intricate columns leads seamlessly into the next room. This versatile space is perfect for a variety of uses, for example a home office or cosy reading nook. The space features a pendant light above, window to the side and a radiator. Double doors with glazed insets provide access to the orangery across the rear and entrance to the kitchen is also provided from here.



The kitchen offers a refined and functional space, having a range of wall and base units topped with sleek black stone countertops and a cork-style splashback. The units include a five-point gas hob with an electric oven below and extractor hood over, space for an American-style refrigerator and freezer and wine storage above. Two central pendant lights illuminate over the central island which has an integrated sink unit with mixer tap over. This area is warmed by radiator and laid with a tiled flooring.

Adjacent, the kitchen-complementary utility holds further storage, plumbing for both an automatic washing machine and a dishwasher and has an inset sink unit with French mixer tap over and etched drainer to the side. This is positioned in front of a window to the rear and has both recess downlights and a pendant light above. A stable-style door with glazed inset offers access to the rear whilst a further door leads into the single garage holding a concrete floor, roll top door, plumbing for an automatic washing machine, venting for a tumble dryer and also houses the central heating boiler.



The orangery, spanning across the rear of the property, offers a spacious and bright area, enhanced by recess downlights and Velux windows to the ceiling. The area is laid with a tiled flooring and its spacious layout providing plenty of room for furniture. Pendant lights above the dining area facilitate the perfect ambience for entertaining whilst large windows provide stunning views of the rear garden with patio doors opening out to the garden. Two sets of double doors with glazed insets lead back to the rest of the house, inviting an open, airy feeling to the space.



Oak Karndean stairs guide to the first-floor landing which grants access to all four bedrooms and the family bathroom. A panelling adorns the walls, stimulating a sophisticated feel to the space which is enhanced by the central pendant light over the staircase. The landing extends into its own reading nook with a window to the rear and storage cupboard.



The master bedroom emits a graceful charm with fitted wardrobes across one wall, a pendant light set within decorative coving above and a box bay window across the front, filling the room with natural light. The room is laid with an oak-effect flooring and warmed by a radiator. This bedroom is serviced by a three-piece en suite shower

room, fully tiled in neutral tones to include a shower with glazed side panel and additional hand shower, a close coupled w.c. and a vanity wash hand basin with mixer tap. The suite is lit by recess downlights and finished with a chrome heated towel rail and an opaque window to the front.



Bedrooms two and three are both immaculately presented, good sized bedrooms, warmed by radiators and with pendant lights above. Bedroom two has a window to the rear, whilst bedroom three has a window to the front and panelling across one wall.



Bedroom four is a double room with the same flooring, a window to the rear with a radiator beneath and panelling across one wall. A pendant light illuminates from above.

The family bathroom comprises of a four-piece suite with both tiling to the floor and to dado across the walls. The suite includes a panelled bath with mixer tap and telephone-style hand shower, a corner shower with glazed door, a vanity wash hand basin with a hot and cold tap and opaque window to rear and a close coupled w.c.. The area is lit by a pendant light, has a radiator to the side and extractor fan above.





Much like its interior, the rear garden of this property is a thoughtfully designed area with distinct seating spaces and featuring a stone patio area and good-sized lawn area. Close to the house, a private decking area with glazed balustrade creates the perfect setting for al fresco dining whilst stepping stones lead across a shale area to a raised gazebo bar. The remainder of the garden is laid to lawn and surrounded by mature trees and shrubs, offering natural privacy and enjoying a desirable west-facing aspect, perfect for evening sunlight. The garden is bordered by a timber fence to the sides and a stone wall across 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 West Lancashire Borough Council**

**The EPC rating is C**

**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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