



Maria B Evans Estate Agents Limited

Beech House, Bradshaw Lane, Parbold WN8 7NQ

Offers in the region of £1,100,000

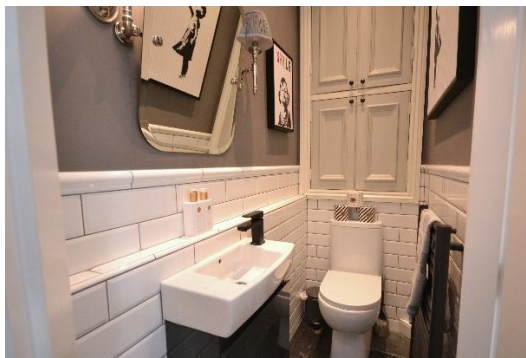


- **Attractive, detached, four-bedroom residence**
- **Set within some acre of private gardens and paddock**
- **Living-dining-kitchen with bi-folding doors to rear**
- **Separate reception room with multifuel burner**
- **Ground-floor two-piece cloakroom**
- **Linked double garage with gymnasium area**
- **Dual-aspect master bedroom overlooking Parbold Hill**
- **Benefitting from three-piece en suite and walk-in closet**
- **Three further spacious double bedrooms**
- **Contemporary four-piece family bathroom**
- **Secluded rear lawn garden dotted with trees**
- **Two further extensive lawn areas to the front**
- **Raised Indian stone sun terrace for al fresco dining**
- **Cedar clad summer house with bar and lounge areas**
- **Two separate Tarmac and pebbled entrances**
- **Ample parking available on cobbled courtyard**



Stepping through the timber, panelled front door with glazed inset, the entrance hallway is an ideal, spacious area to greet guests and remove coats and shoes, acting as a welcoming prelude to the rest of the property. The open porch features windows to the front and sides with recessed downlights above and warmth provided by two column radiators. To the left, a spindle staircase ascends to the first floor whilst, bearing to the right, there is an integral cupboard to house the meters and providing additional storage to the understairs cupboard space. There is a window to the front, a pendant light is set within decoratively coved ceiling and the stone effect tiled floor continues into the cloakroom.

The ground floor cloakroom lies conveniently off the entrance hallway and is fitted with a two-piece white suite with matte black accents. The suite includes a close coupled w.c, vanity wash hand basin with monobloc tap and a chrome heated towel rail. With white subway tiling to dado height, the cloakroom is lit by both recessed downlights and wall lights. There is also an integrated cupboard to contain the boiler.



The dual aspect principal reception room has sash windows to both the front and rear, complemented by a central pendant light and decorative coving. There is ample space for furniture, with the rooms focal point being a multifuel burner featuring a stone hearth, brick surround and oak mantel above. To the left, a step guides you down to an additional space, ideal for a home office or gaming area, having both integrated shelving and cupboard space.



Across the rear of the property, the living-dining-kitchen area unfolds. This is well designed with discrete sectioning to separate the areas whilst still maintaining an open and spacious feel. The whole area sports oak Karndean flooring and is lit by both recessed downlights and natural light filtering through Velux windows above, windows overlooking the side of the property and bi-folding doors stretching across the rear with fitted plantation shutters. The area is warmed by two column radiators and a multifuel burner located in the living area. This has a stone hearth, brick surround and oak mantel above, positioned adjacent to a vertical window to the side of the property. There is a television point, with panelling around, to one wall and the room also benefits from air conditioning.



Continuing through to the kitchen area, this space is bright and features a plethora of well-appointed soft-close wall and base units in a dark grey, topped with a Silestone upstand countertops with vein design. The extended counter works to section off the space from the dining room and holds a wine chiller and has three pendant lights above. The rest of the units include an electric oven with a 6-burner gas hob and hidden extractor fan above, an integrated refrigerator, freezer, dishwasher and one-and-a-half bowl sink unit with swan neck Quooker tap over and etched drainer to the side. The central island provides seating for quick meals and further cupboard space.



From the the kitchen, a timber door with glazed insets leads through to a boot room area, having a slate-effect tiled flooring and access through the composite stable door with glazed inset to the rear garden. A further door leads to the double garage with power and automatic lighting. The garage is fitted with matted flooring, offering an ideal space for a gymnasium or further storage and has an integrated utility area with plumbing for an automatic washing machine and space for a tumble dryer available.

The spindle balustrade staircase from the hall continues to the first-floor galleried landing with deep coving, a chandelier-point and a pendant light. Vertical panel oak doors give way to the four double bedrooms and luxury bathroom.

The dual aspect master bedroom has picture sash windows to the side and rear, the latter framing the stunning view of the church on Parbold Hill. A king truss spans the vaulted ceiling with a pendant light suspended from the apex and the room is warmed by two radiators and has a wall-mounted television point. Lit by natural light from the Velux skylight and a pendant light, the walk-in wardrobe has full height clothes racks, drawer banks, accessory shelves and shoe racks. Fully tiled in shades of grey, the en suite comprises a three-piece suite of walk-in shower cubicle with electric shower unit, a wall-mounted drawer bank with inset console-style wash hand basin, and a wall-mounted w.c. Having a part-opaque rear window and recessed downlights, the en suite also has a black ladder-style heated rail to warm the towels.



The further three spacious double bedrooms – one, two and three - have sash windows to the front, rear and side, respectively, pendant lighting, traditional style radiators and more than ample space for clothes storage furniture. Each bedroom also benefits from a wall mounted television point.



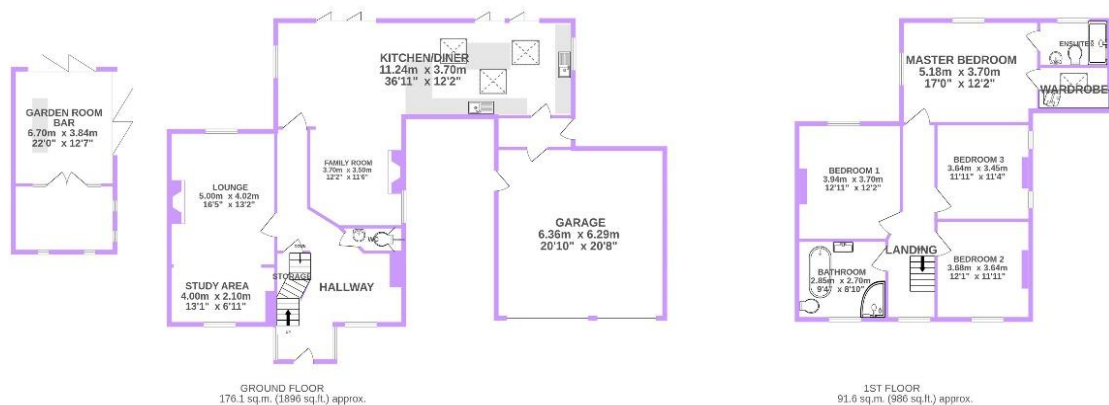
Fully tiled in natural shades, the principal bathroom is fitted with a contemporary white four-piece suite comprising a stand-alone deep bath tub with stand-pump style tap and hand shower, a walk-in glazed shower cubicle, a wall-mounted drawer bank with inset console-style wash basin with monobloc tap, and a wall mounted w.c. The part-opaque sash window is fitted with plantation-style shutters, the room is lit by recessed downlights and warmed by a black ladder-style heated towel rail.



The attractive, white rendered, family home is set within almost an acre of private gardens and paddock and benefits from two gated entrances: one from Bradshaw Lane leading directly to a cobbled area providing parking for numerous vehicles and the integral double garage with two up-and-over doors, power and light and incorporating gymnasium and utility areas. The second, part-Tarmac and pebbled driveway leads from Alder Lane, meanders past a further parking area and finishes at the cobbled frontage. Also, to the front are two lawn areas, bordered by box tree hedging, have a pedestrian pathway cutting through to the front door. A wisteria-laden arbour with timber gate gives way to the rear wrap-around lawn garden, bounded by panel fencing, tall mixed hedging and dotted with fruit and specimen trees. To the rear of the garage, a fence enclosed courtyard provides a dog run and has space for a kennel. A raised Indian stone sun terrace runs across the rear

elevation and provides the perfect alfresco dining area whilst, alongside, there is a decked area supporting a cedar clad summer house with balcony and exterior lighting. Two sets of bi-folding doors open to the bar area with laminate flooring and recessed downlights whilst folding interior doors open to a lounge area with wall-mounted television point. To the side of the summerhouse is a further patio for a second dining area or easy relaxation. An extensive paddock/lawn/play area to the side and facing Alder Lane, is edged by mature hedging and trees and could even become home for a small pony.





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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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