



Maria B Evans Estate Agents Limited

31 Hall Road, Scarisbrick, L40 9QB

Offers in the region of £925,000



- Attractive, detached and extended family home
- Set within the Scarisbrick Park Conservation Area
- In approximately three-quarters of an acre gardens
- Three comfortably spacious reception rooms
- Stunning living-dining-kitchen to rear elevation
- Well-appointed Love & Robinson cabinetry
- Further four reception areas off the kitchen
- Four double bedrooms to the first floor
- Master bedroom with dressing room and en suite
- Second bedroom with en suite shower room
- Porcelanosa fixtures to bathroom and en suites
- Sonos sound system and CCTV installed throughout
- Fully fitted uPVC double glazing throughout
- The property is warmed by gas central heating
- Garden room and further insulated outbuilding
- Easy access to local amenities and schools

Set in the Scarisbrick Park Conservation Area and within approximately three-quarters of an acre of secluded gardens, this attractive, detached and extended residence provides elegantly presented and generously spacious accommodation to create an exceptional family home. The attention to detail and the additional features of mood lighting and Sonos sound system throughout influences the stature of this fine home which, briefly, includes three reception rooms, a stunning and well-appointed living-dining-kitchen with four further reception areas off, four double bedrooms – master with en suite and dressing room, second bedroom with en suite and a principal bathroom - each fitted with luxury Porcelanosa suites. Positioned beyond electronically controlled gates, the property has driveway parking for several cars, an attached garage and a side gate to the extensive rear lawn gardens with summerhouse and a further outbuilding/annex.



Up-lights illuminate the ranch-style porch which shelters the timber panelled door with glazed inset and original tiles to walls and floor. Beyond this, the engineered wood flooring in the hall has under-floor heating, there are two ceiling lights, an oak staircase with glazed balustrade rises to the first-floor landing, has an under-stairs storage cupboard and matching oak doors open to each of the rooms throughout.



The comfortably spacious lounge has a bay window to the front with plantation-style shutters plus two windows to the side and two ceiling lights. This elegantly presented room also has a recess within the chimney breast providing housing for a wall-mounted television point.



The equally attractive sitting room also has a bay window to the front with plantation shutters, a ceiling light and, again, there is a wall mounted television point to the recess in the chimney breast with space on either side for dressers.

Fully tiled in black with a mosaic feature wall, the cloakroom has a Porcelanosa two-piece white suite comprising of a wall-mounted wash hand basin with illuminated mirror over and a close coupled WC. In addition, there is a chrome ladder-style heated towel rail.



The capacious, light and airy living-dining-kitchen has four lantern roofs plus aluminium panel windows with integrated Venetian blinds to the rear elevation, whilst central French windows open to the garden. Recessed downlights are dotted across the ceiling for evening-time along with five pendant lights suspended above the island unit. The kitchen is fitted with an extensive range of Love and Robinson cabinetry in pearlized pale blue incorporating an array of storage options along with a large island unit having deep drawers and a raised breakfast bar to one end. White Corian worktops surround and incorporate a moulded sink unit with etched side drainer and Smeg lever tap over. A further circular sink unit with Deva spring pull-out spray tap is set into the island unit (both sinks could facilitate a boiling water tap unit) along with a five-burner Siemens gas hob and down-draft extractor fan beyond and pop-up power points. Eye-level Siemens double ovens sit to either side of the main sink unit and incorporate a steam oven and a microwave, there is a niche for an American-style fridge-freezer and a wall-mounted television point.



The Karndean flooring with under-floor heating continues throughout the area which extends into the snug having a television point and a corner Fireline multi-fuel stove with open-faced slate tiled wall beyond. The area encapsulates a dining area, a reading area, cinema room and a further relaxing area with office space having a range of fitted storage cabinets in pale grey. The cinema room has a dedicated media wall with storage units surrounding a central Sapphire screen, a ceiling-mounted projector and bespoke cinema seats with heat and massage functions.



Just off, the kitchen-complementary utility room has a ceramic tiled floor, recessed downlights and a side window. There is plumbing and space for white goods and a door opening into the boot room with fitted coat hooks, Karndean flooring and a window to the front with plantation-style shutters. A further door gives way to the attached single garage with power, light and electric up-and-over door. The garage also houses the ATAG gas central heating boiler, water pressure tanks and has a personal side door.



Double doors from the cinema room open to the music/entertaining room with a shuttered window to the front, ceiling lights to the vaulted ceiling plus sound system speakers along with karaoke, smoke and bubble machines. This room is warmed by under-floor heating fuelled by the main boiler.

The first-floor landing has a window to the front with plantation-style shutters, a pendant light and a loft access point with drop-down ladder.



The generously spacious master bedroom has French windows with integrated Venetian blinds opening to the balcony, two ceiling lights and recessed ceiling sound speakers. The balcony is laid with laminate-decking, has a balustrade around and overlooks the extensive rear lawn gardens and far-reaching aspects of Winter Hill. The bedroom also has a wall-mounted television which is incorporated in an ornate frame and panel giving the illusion of a mirror.



Fully tiled in monochrome shades with a silver mosaic relief, the en suite is fitted with a contemporary style Porcelanosa four-piece white suite comprising twin cylinder wash hand basins with stand-pump faucets, a wet-room style monsoon shower and glazed side screen, and a close coupled WC. The electric under-floor heating continues beneath the glass pocket door which slides across the entrance to the walk-in dressing room which is fitted with clothes rails, accessory shelves and drawer-banks.

Bedroom two also has French doors with integrated Venetian blinds to the rear balcony, recessed downlights, sound system speakers and a wall-mounted television point. This room has fitted wardrobes to one wall and an en suite fully tiled in graphite grey. The contemporary white three-piece suite comprises a wall-mounted wash hand basin with illuminated mirror over, a black panelled bath with mixer taps and hand shower, and a close couple WC. In addition, there is a wall-mounted toiletries cabinet, recessed downlights, an extractor fan and a wall mounted heated towel rail.



Warmed by under-floor heating, the principal bathroom has grey slate-effect tiling forming the complete backdrop to the luxury white Porcelanosa suite which comprises a stand-alone roll-top nickel boat-bath, back-to-wall WC, wood-effect vanity console cabinet with twin moulded wash hand basins and an illuminated mirror over. There is a smoked glass protective screen to the walk-through monsoon shower. The room has a window to the rear with inset Venetian blinds, recessed downlights, sound system speakers, extractor fan and a chrome coat-hanger-style heated towel rail. In addition, there is a Proof Vision waterproof mirrored bathroom television.



Bedroom three has a picture window to the front with plantation-style shutters, a ceiling light and ample space for wardrobes, drawer-banks and nightstands in this double room.

Bedroom four is a further double room with windows to the front having plantation style shutters, recessed downlights and sound speakers. This room has fitted wardrobes to three-walls, some with mirrored fronts, and is currently used as a dressing room.



The attractive and elegantly presented property sits beyond a mature hedge frontage with a brick-pillared access having electronically controlled wrought iron gates which open to the block-paved driveway providing parking for five/six cars and leading to an attached single garage with an up-and-over door, power and light. The enclosed front lawn garden has island and surrounding borders of mature shrubs and trees. A broad, side access gate leads to the fence-enclosed secluded rear garden with a flagged sun terrace stretching across the rear elevation and overlooking the extensive lawn which is dotted with mature trees.



Part way down the garden is a cedar clad summer house with outside light and French windows opening to the spacious interior having laminate flooring, recessed downlights and a wall-mounted radiator.



To the far end of the garden, there is a further flagged patio with a white rendered, 10m x 5m outbuilding (or annex subject to the necessary planning consents) having double doors, outside lights and opaque windows to either side. To the side of this building, a path leads to a further timber storage shed and raised vegetable bed and, for added convenience, the garden has exterior lighting and an outside tap.



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 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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