



Maria B Evans Estate Agents Limited

1 Boundary Lane, Hesketh Lane, PR4 6J

Offers in the region of £415,000



- Stunning, three-bedroom detached bungalow built in 2023
- Warmed by underfloor heating throughout
- Spacious open-plan kitchen-living-dining space across the rear
- Well-appointed shaker-style kitchen
- Reception area with electric living flame facility
- Master bedroom with three-piece en suite
- Two further double rooms
- Contemporary three-piece family bathroom
- Victorian-style coving throughout
- Integral single garage with electric up-and-over doors
- Good-sized, low maintenance rear garden mainly laid to lawn
- Electric car charging point available
- Parking for two vehicles on the front driveway
- Fitted with solar panels

This charming bungalow offers both functional and stylish accommodation with a practical layout and tasteful finishes throughout. The ideal ground floor living space comprises of a stunning open-plan kitchen-living-dining area, three double bedrooms (the master having an en suite) and a three-piece family bathroom. This home also benefits from an integral garage with electric up-and-over doors and low maintenance gardens to the front and rear.



The property is approached by a block-paved driveway with parking for two vehicles to one side, whilst a flagged path leads to the UPVC entrance door and across the front of the property. A manicured lawn stretches across the front which is bordered by low shrubs and a picket fence.

The entrance hallway is a welcoming space, firstly laid with a coir matt and then transitioning into a wood-effect laminate flooring. The ceiling is speckled with recess downlights and a thick coving runs along the edges, adding character to the space. All the rooms in the property can be accessed from here through oak doors with beehive-style handles, including the integral single garage, which is equipped with concrete flooring, power, light and electric up-and-over doors. There is an etched window positioned to the side of the property and plumbing for an automatic washing machine.



Continuing to the rear of the property, the open-plan living-dining-kitchen space unfolds, fitted with the same flooring as the hallway, and having recess downlights above. There is a window to either side and bi-folding doors across the rear leading straight onto the garden. The living area has much space for furniture, centered around a media wall with a television point to the centre, electric living flame facility below and fitted shelving around.



The well-appointed kitchen is fitted with wall and base units coloured in a complementary combination of navy and white with circular handles and a Silestone white countertop. These units are equipped with integrated Samsung appliances to include a refrigerator/freezer, double oven and grill, dishwasher and induction hob with a hooded extractor fan above. To one side, the counter extends to provide breakfast bar seating and is illuminated further by two drop pendant lights. The counter also holds a one-and-a-half bowl sink unit with a swan neck, mixer tap over and an etched drainer to the side.



The master suite is a good-sized double room with a window to the front of the property fitted with stylish plantation-style shutters. Three fitted wardrobes with sliding doors are fitted to one wall whilst a pendant light illuminates the room from above. The en suite is equipped with a contemporary three-piece suite with elegant finishes. This comprises of a shower enclosed by glazed doors and fully tiled in a marble effect with a monsoon head above, additional hand shower and alcove for toiletries. There is a wall mounted wash hand basin with a monobloc tap, close coupled w.c., chrome heated towel rail and shaving point. The suite also features a wooden display shelf and is tiled across the floor and to splash areas in a modern, black metallic-effect tile. An opaque window to the side of the property, recess downlights and extractor fan complete the suite.



The second bedroom is another generously-sized bedroom, with much space for a double bed and is lit by a pendant light. There are fitted wardrobes across one wall, maximising the feeling of space in the bedroom and a window overlooking the rear garden, also fitted with fitted with plantation-style shutters and a pendant light above.



Bedroom three has room for a double bed, a pendant light and window to the front, sheltered by fitted plantation-style shutters.



The rear garden is a well-maintained, peaceful spot laid with stone flags and lawn. It is enclosed by timber fence boundaries with beds filled sprouting shrubs and plants whilst being softly lit by external lighting; making the garden an ideal place to sit and relax both throughout the day and into the night. The stone flags continue to either side of the property, providing a great space to neatly tuck away a storage shed or offering a discreet place for the bins. There is access to the front from both sides through timber gates.



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 A

The Council Tax Band is D

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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