



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

---

**Five Acres, Carr House Lane, Wroughtington WN6 9SH**

**Offers in the region of £495,000**



- Detached true bungalow in semi-rural location
- Enjoying vast, rural views to three sides
- Two double bedrooms with fitted furniture
- Spacious living-dining area with electric fire facility
- Well-appointed kitchen fitted across the rear
- Fully tiled, three-piece family bathroom
- Block paved driveway with parking for ample vehicles
- Detached, brick double garage with an electric up-and-over door
- Peaceful rear garden with stunning views beyond
- Superb location for local villages and commuter routes
- Warmed by gas central heating with UPVC throughout

This well-presented bungalow offers spacious and ample accommodation with stunning rural views to all rooms. Inside, you are welcomed by a generous entrance hallway which guides into a generous reception-dining room, a well-appointed kitchen, utility space, two good-sized bedrooms and a family bathroom. Outside, the property benefits from a beautifully maintained front garden with a block-paved driveway and detached double garage. The south-east facing rear garden features a sandstone paving and lawn area and enjoys uninterrupted views of the fields beyond.

### **A warm welcome...**

Stone flags create a neat pathway to the front entrance of this property which consists of an integrated porch and UPVC entrance door. Once inside, the spacious entrance hallway unfolds, illuminated by a pendant light.

### **Room to breathe...**

Proceeding to the left of the hallway, the generously sized reception-dining room opens up. The reception area features a window to the front and has much space for furniture to be orientated around the focal point of the room: a cosy electric fire facility with Limestone surround, hearth and mantle. A combination of wall and pendant lighting illuminates the area, which also has a television point to the side. Continuing into the dining area (also illuminated by wall lights) there is window to the side of the property which frames the rural views beyond, before leading into the kitchen.



The well-appointed kitchen spans across the rear of the property, featuring a tiled floor and panelled, off-white wall and base units which are complemented by a neutral, brown countertop and tiled splashback behind. The kitchen boasts a plethora of integrated appliances, including a refrigerator/ freezer, dishwasher, one-and-a-half bowl sink unit, electric oven and grill with a gas hob and hidden extractor fan over. A large rear-facing window continues to offer stunning views of the garden and fields beyond.





The kitchen units continue to the other side of the room, providing space for utilities with an integrated automatic washing machine and tumble dryer. They also extend to provide breakfast bar seating whilst two UPVC doors (one to the front and the other to the rear) lead outside.



### **Grounded in comfort...**

The master bedroom is a double room with overbed fitted wardrobes and bedsides to one wall, a window overlooking the front garden and further fitted furniture surrounding the television point opposite.



The second bedroom is another good sized, double room with fitted wardrobes, but instead has a window to the rear.



The family bathroom is fully tiled and equipped with a three-piece suite, including a P-shaped bath with shower over, an integrated vanity wash hand basin fitted with a marble-effect countertop to either side and having storage beneath, and a back-to-wall w.c. This is completed with an illuminated mirror, recessed downlights, a chrome heated towel rail and opaque window to the rear.

### **Not a petal out of place...**

This true bungalow enjoys attractive gardens both to the front and the rear. The front is laid with a block paved driveway, providing ample parking, and is adjacent to a neat lawn area which is well-stocked shrubs and plants to its borders. There is also access to the detached, double garage from the front which is equipped with two doors- one of which is an electric up-and-over door- and a further pedestrian door to the side. The front garden is enclosed by timber fences and has gated access to the rear.



This is laid with sandstone flags and offers a perfect spot to soak up the sunshine with an ideal south-east facing orientation. The rest of the area is laid to lawn, has a water tap and is bordered by low timber fences to emphasise the open-aspect and far-reaching views across the fields behind.



**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 D**

**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.

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