



Maria B Evans Estate Agents Limited

Plovers Green, Bluestone Lane, Mawdesley L40 2RG

Offers in the region of £650,000



- Detached bungalow on Bluestone Lane
- Good-sized plot with ample parking and gardens
- Welcoming entrance vestibule and hallway
- Modern kitchen-diner with stunning open aspect views
- Second kitchen and utility room with w.c.
- Spacious reception room at the heart of the home
- Conservatory to the rear
- Master bedroom with four-piece en suite
- Second, good-sized bedroom
- Detached double garage equipped with power and light
- Set within charming, established gardens
- Close proximity to villages of Mawdesley, Croston and Eccleston

Plover Green is a delightful, detached bungalow enjoying open aspect views to its spacious, light-filled rooms. These consist of a generously sized reception room, conservatory, contemporary kitchen-diner, second kitchen, w.c., utility room and two bedrooms (one serviced by an en suite). Outside, the gardens wrap around the home, with a south-facing lawn to the side, patio areas and a summerhouse creating multiple spots for relaxation. A detached double garage, ample parking, and mature borders complete this inviting home- perfect for those seeking space and privacy.

A warm welcome...

A UPVC door opens into the entrance vestibule, finished with wood-effect flooring and providing practical space for coats and shoes. A circular feature window to the side adds character and light. From here, a second door leads through to the generous entrance hallway.



Room to breathe...

The reception room offers a wonderfully spacious feel, softly illuminated by recessed downlights. A charming electric living-flame feature creates a cosy focal point, with a television point positioned to one wall. The room flows seamlessly into both the dining kitchen and the conservatory, making it an ideal space for relaxing or entertaining.



Double doors open into the conservatory, a bright and peaceful room with open views across the fields to the rear. It's the perfect spot to enjoy a morning coffee or, in the summer, step straight out through the patio doors into the garden. The space is warmed by a radiator and lit by overhead spotlights.



Look what's cooking...

The kitchen is a bright, dual-aspect room with windows overlooking the side and the rear filling the room with an abundance of natural light. A generous dining area is positioned to the front, complete with a television point. The modern kitchen is fitted with cream wall and base units and topped with complementary quartz surfaces that offer ample room for cooking and preparation. Appliances include a double oven and grill, a four-point induction hob with extractor fan above, integrated refrigerator, microwave, and dishwasher. A sink with etched drainer to the side is neatly set into one of the counters.



To the rear of the property, a versatile second kitchen/boot room is laid with tiled flooring and fitted with wooden wall and base units, offering excellent storage along with space for a dishwasher, a granite one-and-a-half bowl sink, gas hob with extractor, and an integrated oven with microwave. An external door gives access to the front, whilst a convenient cloakroom opposite here is fitted with a two-piece suite, comprising a close-coupled w.c. and pedestal wash basin. Two integrated cupboards complete the space, one having plumbing for an automatic washing machine and the other housing the gas boiler.



Behind closed doors...

The master bedroom is a generously sized room, enjoying a picture window to the rear, fitted cupboards to the corner and wardrobes spanning across one wall. But, there is more to this room than first meets the eye... concealed behind the wardrobe doors lies a hidden en suite. Thoughtfully designed, it features a four-piece suite including a jacuzzi-style corner bath, a Mira electric shower enclosed by folding doors, a vanity wash basin with storage beneath, and a back-to-wall w.c. The room is fully tiled, with a useful alcove for toiletries, a heated towel rail, and an opaque side window for natural light and privacy.



Bedroom two is a comfortable double room, with dual-aspect windows to the side and front. Practical fitted storage includes a wardrobe with sliding doors and a handy built-in cupboard, making the space both functional and welcoming. The family bathroom comprises of a three-piece white suite and holds tiling both to the floor and to dado across the walls. The suite consists of a panel bath with additional shower, a pedestal wash hand basin and close coupled w.c. An opaque window provides both privacy and natural light to the space.



Terraces in bloom...

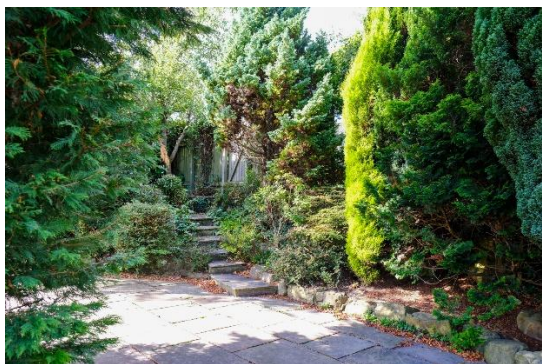
The rear garden is a charming oasis, with a patio area wrapping around to the side and rear, offering a choice of seating areas from which to enjoy the superb, uninterrupted views across open fields over low borders. Rockery sections line these borders and are planted with mature shrubs and colourful flowers, bringing charm and character throughout the seasons.



To the side, a south-facing lawn provides an ideal spot for sunbathing or simply relaxing in private. The space is finished with a useful storage shed and a delightful summerhouse equipped with power for added practicality and appeal. With multiple spots to sit, unwind, and take in the peaceful surroundings, this garden is made for both quiet moments and leisurely days outdoors.



To the front, a further patio area sits amongst a variety of mature trees whilst the Tarmacadam driveway is laid in front and up the side of the property, providing ample parking space.



The drive is neatly bordered by lawn area featuring another patio, adorned with various rose beds. Beside this, the detached double garage is fitted with electric up-and-over doors, power, and light.



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 E

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 E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA