



Maria B Evans Estate Agents Limited

21 Springmount Drive, Hilldale WN8 7AP

Offers in the region of £499,000



- Beautifully styled, detached, four-bedroom home
- Situated within the delightful village of Hilldale
- Generously proportioned reception with gas fire
- Crittall doors to open plan dining kitchen
- Light-filled orangery with bi-folding doors to the rear garden
- Two optional bedrooms to the ground floor
- Stylish three-piece bathroom with Burlington fittings
- Spacious first floor landing
- Stunning master bedroom with walk-in wardrobe
- Beautifully finished three-piece suite with Burlington fittings
- A further single bedroom to the first floor
- Private rear garden laid to lawn, patio and decking area
- Parking for two vehicles to the front and attached single garage

Living in style...

Thoughtfully extended and beautifully designed, this exceptional home blends classical elegance with contemporary accents to create a harmonious and timeless interior throughout. Light-filled living spaces comprise of a spacious reception room, open-plan dining kitchen and orangery and versatile ground and first-floor rooms, offering four bedrooms or further snug and study spaces. Outside, the rear garden is finished with patio, decking, and lawn, whilst parking for two vehicles and an attached single garage can be accessed from the front.

Welcome home...

Stepping into the inviting front porch, the home welcomes you with first of many light-filled spaces with opaque insets to either side of the front door. A convenient side cupboard provides the perfect space to neatly store coats and shoes.



An elegant bamboo flooring flows into the spacious front reception, where a picture window across the front bathes the space in natural light, aided by a pendant overhead. A gas fire facility emphasises the cosy atmosphere of the room, completed with a television point to the side



Carefully designed spaces...

A set of Crittall-style doors open to reveal the expansive dining kitchen containing the same bamboo flooring which meets the grey tiles defining the kitchen area. A stunning range of inky navy wall and base units, finished with sleek black accents, is complemented by a white tile splashback and white countertops, which extend to form a breakfast bar seating. The kitchen is equipped with various integrated

appliances, including a dishwasher, electric oven and grill, induction hob with extractor over and plumbing for a washing machine, along with space for a refrigerator/ freezer. A classic Belfast porcelain sink, positioned beneath a rear-facing window, completes this thoughtfully curated space; where design and practicality meet in perfect harmony.



Two pendant lights cast a gentle glow over the dining area, with room for a dining table and featuring the staircase to the side. This room naturally filters into the orangery, which is perfect for relaxation or entertaining and serves as a natural extension of the kitchen and dining area, creating a cohesive open-plan living space.



This bright, open space blurs the line between the indoors and out with full-length windows across the rear, bi-folding doors to the side and glazed insets both above and to the opposite wall framing the garden views from all perspectives. As evening falls, recessed downlights softly illuminate the room, maintaining a warm and welcoming atmosphere long after sunset.



More to come...

The property offers versatility, with a ground floor room that could easily serve as the second bedroom or, as currently arranged, as a snug. The space is generous enough to accommodate a double bed and features a window to the rear, traditional style radiator and television point.



A hallway leads from the kitchen-diner to a beautifully appointed three-piece family bathroom, impeccably styled with Burlington fitments. This includes, a rolltop, claw-foot bathtub with monsoon shower head over and glazed panel to the side, traditional style wash hand basin and low-flush w.c. Honeycomb patterned tiles are laid to the floor and a vertical tiling to dado completes a striking, timeless backdrop to the suite.

Beyond, an additional versatile room (currently arranged as a study) offers flexibility to serve as bedroom number four, with space for a single bed, a window to the side and pendant light above.



Rising above it all...

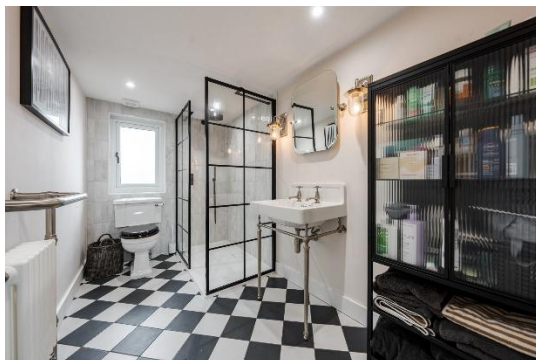
This property has been mindfully extended to provide two additional bedrooms and a stylish shower room to the first floor. The landing is finished with laminate flooring, (continuing throughout the bedrooms), a Velux and window to the rear. Another spacious area, the landing becomes a room in its own right with the ability to be used as a study space with space for a desk and additional furnishings.



The master bedroom is a stunning, generously proportioned room that is subtly defined into its own sections. Firstly, the bedspace contains a window to the side and television point whilst recessed downlights continue from here into a dressing area with a Velux above. A walk-in wardrobe has also been incorporated into this space, with fitted furniture thoughtfully positioned behind the bedspace.



The three-piece shower room combines classic elegance with contemporary touches, featuring Burlington fitments and black accents throughout. The decorative black-and-white tiled flooring and vertical wall tiling to splash areas provide a refined backdrop to the walk-in shower with waterfall shower head and additional hand shower, traditional style wash hand basin, radiator with towel rail and a close coupled w.c. The space is finished with recessed downlights and two wall lights adding an ambient glow.



The third bedroom is a delightful space with room for a single bed and a window overlooking the side aspect.



Garden delights...

Stepping through bi-folding doors, a patio terrace offers space for al fresco dining or a sheltered seating area as the lawn stretches in front and across the majority of the garden. A further decking area to the corner creates an ideal suntrap, bordered by slat fencing to continue the home's stylish interior outside. The rest of the borders consists of timber fencing with planted borders below and mature trees beyond offering a natural screening for privacy. A second patio area provides space for a garden shed whilst paved pathways run along either side of the property, leading to gated access at the front and ensuring security.



The front of the property is divided into both a lawn area and parking for two vehicles in front of an attached, single garage. This is equipped 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 West Lancashire Borough Council

The EPC rating is C

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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