



Maria B Evans Estate Agents Limited

6 Bernwood Crescent, Clayton-Le-Woods, PR25 5PN

Offers in the region of £435,000



- Detached, four-bedroom home in Clayton-le-Woods
- Built in *The Welwyn* Redrow style
- Cinema room and spacious reception room
- Open-plan living-dining-kitchen across the rear
- Kitchen-complementary utility room
- Good-sized master bedroom with shower en suite
- Two further double bedrooms and one single
- Serviced by a three-piece bathroom suite
- Good-sized south-east facing rear garden
- Tarmac driveway parking and an electric car charger
- Upgraded interiorly by the current owners
- Warmed by gas central heating radiators
- Excellent location, close to local amenities

This four-bedroom, detached home built in the style of Redrow's The Welwyn, offers practicalities without forfeiting aesthetics. Each room has been enhanced by the current owners to offer that something extra that makes this house feel like a home. The layout caters entirely to family living, including a cinema room, spacious reception room, open-plan living, dining and kitchen space, kitchen-complementary utility, four bedrooms (the master with en suite facilities), a family bathroom and ground floor cloakroom. Conveniently positioned for local amenities, transport links and nearby train stations, this is a home that delivers on both lifestyle and location.

Welcome Home...

Arrive and park smoothly on the tarmacadam driveway to the front which benefits from an electric car charging point and has a lawned garden adjacent, bordered by mature hedging to create a pleasant approach with additional privacy. The property enjoys an open outlook to the front, overlooking greenery rather than neighbouring homes.

An overhang shelters the uPVC entrance door which leads into the welcoming hallway. Here, Karndean flooring extends throughout much of the ground floor, whilst a built-in matting area allows for clean and efficient removal of shoes and coat hooks to the side offer space to shrug off coats and jackets before continuing into the main living areas.

Stay in and cosy up...

Positioned to the front of the property, the reception room offers generous proportions and flexibility for furniture arrangements, with a window overlooking the front aspect and a television point.

Opposite, the cinema room has been thoughtfully designed for family entertainment feature wall panelling which incorporates discreet storage and frames the television point whilst also offering discreet storage in some areas. Dimmable recessed lighting and a contemporary vertical radiator complete the space.





Where living happens...

Stretching across the rear of the property, the open-plan living-dining-kitchen unfolds. The dining area is positioned to one end and features attractive wall panelling, a rear-facing window and pendant lighting above, creating an ideal setting for both everyday meals and entertaining. The living area naturally centres around the glazed sliding doors and side panels, drawing plenty of natural light into the room and overlooking the views of the garden beyond. The kitchen is fitted with a range of gloss-finish mink wall and base units complemented by extensive work surfaces. Integrated appliances include a one-and-a-half bowl stainless steel sink unit with etched drainer, a dishwasher, refrigerator/freezer, combination microwave, oven and a Smeg four-burner gas hob with extractor hood and stainless-steel splashback. Recessed downlighting completes these spaces.



Adjacent is a kitchen-complementary utility room with units that incorporate a stainless-steel sink unit and etched drainer, plumbing for a washing machine and venting for a tumble dryer. An external door provides side access, while useful understairs storage can be accessed from both the utility room and kitchen.



Completing the ground floor is a stylish cloakroom fitted with a close-coupled w.c., wall-mounted wash hand basin, extractor and pendant light.

Heads on Beds...

The first-floor landing provides access to all four bedrooms, all of which are equipped with radiators and central pendant lighting. The landing also includes a cupboard housing the hot water tank.

The master bedroom is a bright and spacious room positioned to the front of the property, offering ample space for furniture and benefiting from its own en suite shower room. The en suite features a walk-in shower with monsoon and additional hand shower, enclosed by glazed doors, a wall-mounted wash hand basin and a close coupled w.c.



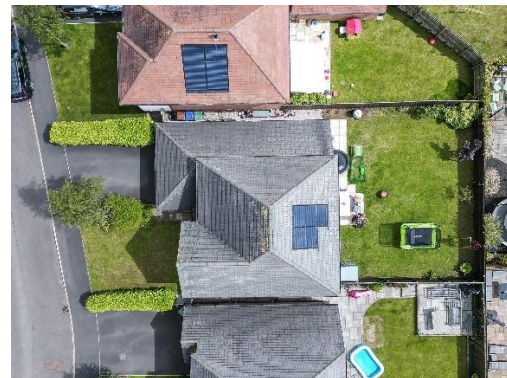
Bedrooms two and three are both comfortable double rooms overlooking the rear garden, while bedroom four is a generous single room positioned to the front and benefits from an airing cupboard.



The family bathroom is fitted with a panelled bath with a shower over and glazed screen, wall-mounted wash hand basin and close coupled w.c., which is finished with decorative vinyl flooring.

Garden Delights...

To the rear, the south-east facing garden provides an excellent outdoor space for families and entertaining alike. A patio area offers the perfect spot for outdoor dining and seating, while the lawn beyond is enclosed by timber fencing, creating a secure and private setting to enjoy throughout the year.



Our top picks for you in the area...

Situated in the sought-after Clayton-le-Woods area, 6 Bernwood Crescent enjoys an excellent range of local amenities and superb transport links. Leyland railway station is just over a mile away, providing convenient services to Preston, Manchester, Liverpool and Blackpool, while nearby Buckshaw Parkway and Preston railway station offers further connections.

The property is ideally positioned for commuters, with easy access to the M6 (Junction 28), M61 and M65 motorway networks.

Residents are well served by a choice of major supermarkets including Tesco Extra, Morrisons, Asda and Aldi, all within a short drive.

Families are particularly well catered for, with a number of highly regarded primary and secondary schools nearby, including Balshaw's Church of England High School. Combining excellent connectivity with a wide range of everyday amenities, the area offers an attractive setting for families and professionals alike.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 999 years from April 2018

We are reliably informed that the Lease is circa £380.00 pa

We are reliably informed that the next Lease review is January 2035

We are reliably informed that the service charge is £174.04

The Local Authority is South Ribble Borough Council

The EPC rating is B

The Council Tax Band is F

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.