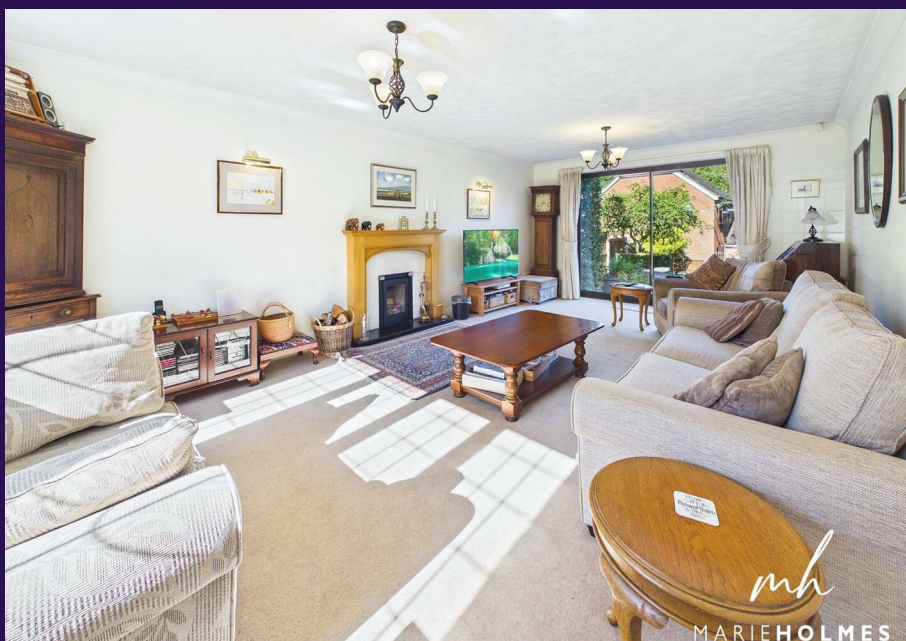




31 ROUND WOOD

PENWORTHAM, PRESTON, PR1 0BN

£579,950



Key Features

- Highly Sought-After Higher Penwortham Location
- Impressive Redrow-Built Executive Detached Home
- Four Generous Double Bedrooms
- Two Bedrooms with En-Suite Facilities
- Spacious Living Room & Separate Dining Room
- Study/Home Office & Separate Utility Room
- Four-Piece Family Bathroom
- Substantial Mature & Private Rear Garden
- Extensive Driveway & Detached Double Garage
- Excellent Potential to Modernise or Extend – Subject to Consents

Property Summary

Set within a highly desirable residential location in Higher Penwortham, close to Penwortham Golf Club, we are delighted to present this rare opportunity to acquire an impressive four-bedroom Redrow-built executive detached family home.

Occupying a generous and beautifully established plot, the property creates an imposing first impression, with an extensive driveway providing ample off-road parking and access to a detached double garage.

Internally, the welcoming entrance hallway sets the tone for the spacious and well-maintained accommodation. The ground floor comprises a generous living room, separate dining room, fitted kitchen with adjoining utility room, study/home office and cloakroom/W.C.

To the first floor, the impressive principal bedroom benefits from its own en-suite facilities, while a second double bedroom also enjoys an en-suite. Two further well-proportioned double bedrooms are complemented by a spacious four-piece family bathroom.

Externally, the property continues to impress with a substantial, mature rear garden, predominantly laid to lawn with established trees, shrubs and well-stocked borders creating an attractive and private setting.

Offering excellent proportions throughout together with considerable scope to further enhance, modernise or potentially extend, subject to the necessary consents, this superb family home presents an increasingly rare opportunity within one of Higher Penwortham's most sought-after residential settings. Early internal viewing is highly recommended to fully appreciate the accommodation, plot and location on offer.

Entrance Hallway

11'4" X 8'3" (3.45 X 2.52)

Entrance via hardwood glazed door with feature leaded panels. A carpeted spindle balustrade staircase leads to all first floor accommodation. Wood effect laminate flooring. Radiator. Pendant light fitting. Decorative coving to ceiling. Intruder alarm control panel. Telephone socket. Doors leading off to all ground floor accommodation.

Living Room

12'8" X 21'11" (3.85 X 6.67)

A bright and airy dual aspect room with hardwood leaded glazed window to the front elevation and sliding patio doors to the rear elevation. Feature inset fire with marble hearth and decorative wooden surround. Radiator. TV aerial socket. Two pendant light fittings. Wall picture lights. Decorative coving to ceiling. Carpeted. Telephone socket.

Cloaks W.C

3'1" X 6'11" (0.93 X 2.11)

Hardwood leaded glazed window to the side elevation. Features a two piece suite in white comprising of a low flush WC with pedestal wash hand basin and tile splashback. Radiator. Wood effect laminate flooring. Pendant light fitting.

Dining Room

10'8" X 10'8" (3.25 X 3.24)

Hardwood glazed window to the rear elevation. Radiator. Decorative coving to ceiling. Pendant light fitting. Wood effect laminate flooring.

Kitchen

10'11" X 13'10" (3.32 X 4.21)

Hardwood glazed window to the rear and side elevations. Features range of bespoke eye and base level carpentry with complementary work surfaces over and inset stainless steel sink and draining unit with mixer tap. Tiled splashback. Integrated appliances include electric double oven, four burner gas hob with extractor over, dishwasher and 50/50 fridge freezer. Tiled flooring. Radiator. Inset spotlights and ceiling light fittings. Space for dining table and chairs.

Utility Room

7'5" X 5'1" (2.27 X 1.54)

Hardwood glazed door to the side elevation. Features cupboard storage with complementary work surfaces over

and inset composite sink and drainer unit with mixer tap. Tiled splashback. Plumbed and space for washing machine and tumble dryer. Tiled flooring. Pendant light fitting. Wall mounted combination boiler.

Study

11'3" X 6'11" (3.42 X 2.11)

Hardwood leaded glazed window to the front elevation. Radiator. Wood effect laminate flooring. Pendant light fitting.

First Floor Landing

15'3" X 6'7" (4.64 X 2.00)

Spindle balustrade landing. Access to the loft with pull down ladder and boarded loft space. Pendant light fitting. Carpeted. Doors leading off to all first floor accommodation.

Principal Bedroom

14'8" X 12'2" (4.48 X 3.70)

Hardwood leaded glazed window to the front and side elevations. Features range of fitted robe and drawer storage with top boxes. Carpeted. Pendant light fitting. Radiator. Telephone socket. Door leading through to:-

En-Suite

8'5" X 5'10" (2.57 X 1.77)

Hardwood leaded glazed window to the front elevation. Features a modern three piece suite in white comprising of a low flush WC with concealed cistern, wash hand basin with mixer tap, set within modern vanity unit with cupboard and drawer storage and walk in shower with thermostatic controlled mixer shower. Chrome towel ladder radiator. Shaver socket. Wall mounted vanity mirror. Fully tiled elevations. Tiled flooring. Inset spotlights to ceiling. Extractor fan.

Bedroom Two

10'5" X 12'4" (3.18 X 3.76)

Hardwood glazed window to the rear elevation. Carpeted. Radiator. Pendant light fitting. Door leading through to:-

En-Suite

3'7" X 7'5" (1.09 X 2.26)

Hardwood obscured window to the rear elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with tile splashback and step in shower with thermostatic controlled mixer shower. Part tiled elevations. Radiator. Ceiling light fitting. Extractor fan. Shaver socket. Tiled flooring.





Bedroom Three

8'9" X 12'7" (2.67 X 3.84)

Hardwood leaded glazed window to the front elevation. Features fitted storage with sliding doors. Radiator. Carpeted. Pendant light fitting.

Bedroom Four

11'9" X 7'5" (3.57 X 2.27)

Hardwood glazed window to the rear elevation. Radiator. Wood effect laminate flooring. Pendant light fitting.

Family Bathroom

8'5" X 5'7" (2.57 X 1.69)

Hardwood obscured glazed window to the rear elevation. Features a four piece suite in white comprising of a low flush W.C, bidet, pedestal wash hand basin and panelled bath with telephone taps and handheld shower fitment. Glazed shower screen. Part tiled elevations. Cupboard storage. Wood effect laminate flooring. Radiator. Shaver socket. Ceiling light fitting. Extractor fan.

Garage

16'12" X 17'5" (5.17 X 5.31)

A great size double garage with up and over style electric door. Side hardwood pedestrian access door with window. Power and light. Currently utilised as a workshop.

Front Exterior

To the front, the property enjoys an attractive and well-maintained approach, with a generous driveway providing ample off-road parking and access to a detached double garage. The frontage is complemented by a neatly maintained lawn with established planted borders, mature shrubs and hedging, creating an appealing setting. Gated access to the side provides a route through to the rear garden.

Rear Garden

The property enjoys a generous and beautifully established rear garden, predominantly laid to lawn and complemented by an abundance of mature trees, shrubs and colourful planted borders, creating an attractive and private setting. Stepping stones lead through the lawn, while established planting and well-stocked beds provide interest throughout the garden. Timber fencing encloses the boundaries, with the mature surrounding greenery providing a pleasant leafy backdrop and a good degree of seclusion. Courtyard area to side with bin storage.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







Additional Information

Local Authority – South Ribble Council

Council Tax – Band F

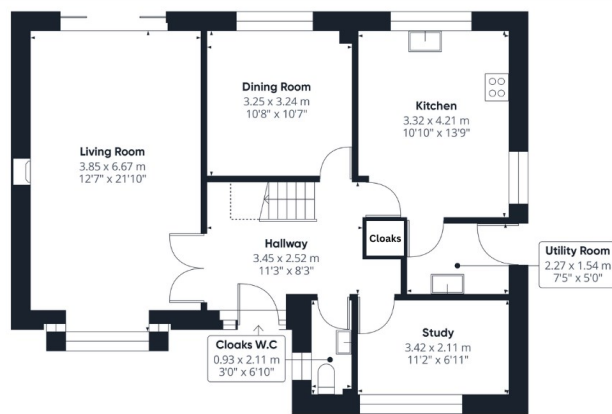
Viewings – By Appointment Only

Tenure – Freehold

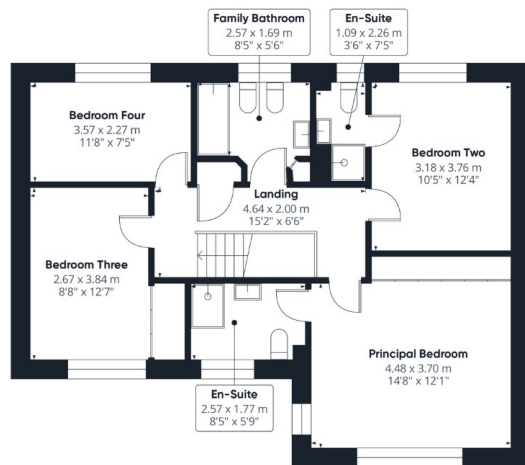


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MARIE HOLMES



Ground Floor Building 1



First Floor Building 1



Approximate total area^m

144 m²
1549 ft²

Reduced headroom

1.2 m²
13 ft²

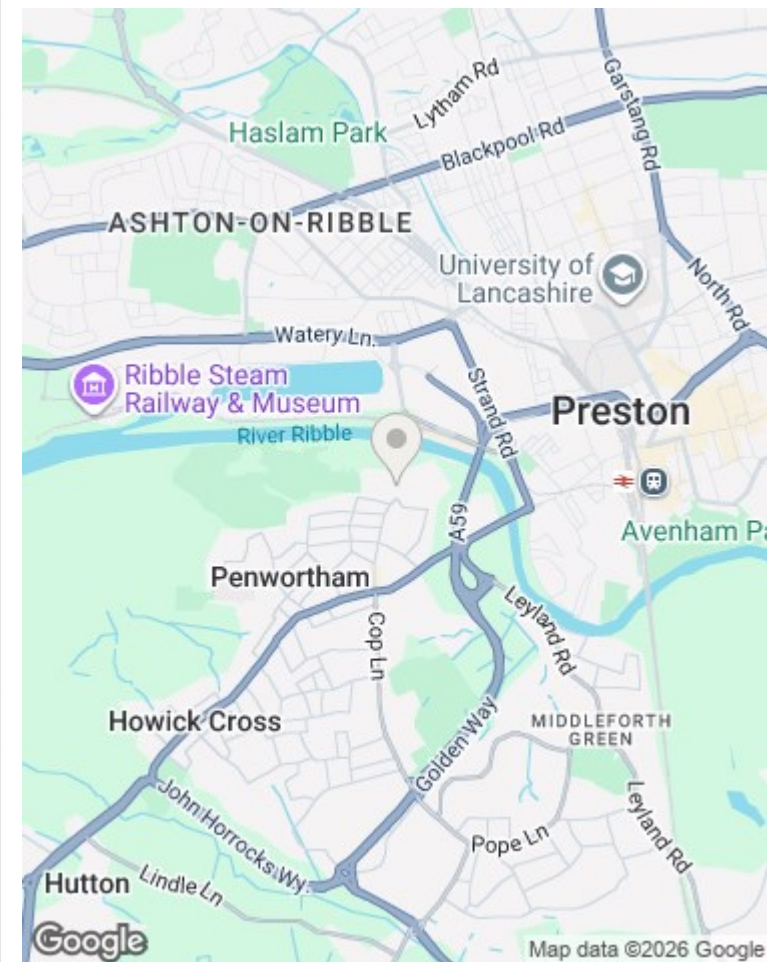
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	