

Roseacre Gardens, Rufford, L40

Ormskirk

£550,000









Bedrooms: 5

Bathrooms: 3

Receptions: 2

Agent Reference number: JH1544

Discover an executive five-bedroom detached family home, gracefully positioned within a private cul-de-sac in the highly desirable Rufford Village.

This spacious residence offers an exceptional living experience, combining the tranquillity of village life with excellent accessibility to nearby Burscough, Ormskirk, Tarleton, and beyond. Immerse yourself in the surrounding countryside, enjoy leisurely canal-side walks, and benefit from convenient access to local amenities and eateries.

Upon entering, you are welcomed into a thoughtfully designed interior, crafted for modern family living. The ground floor features two generous reception rooms, providing versatile spaces for both relaxed family evenings and entertaining guests but also potential for a play room or home office space.

The heart of this home is the well-appointed kitchen, a perfect place to start the day with the family and offering ample space for culinary pursuits and informal dining. A convenient downstairs W.C and utility room enhances the practicality of the layout.

Ascending to the first floor, you will find three of the five generously sized double bedrooms, each offering a comfortable and private retreat. The

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Ascending to the first floor, you will find three of the five generously sized double bedrooms, each offering a comfortable and private retreat. The main bedroom benefits from a walk through wardrobe and an ensuite bathroom while this floor also benefits from a family bathroom.

To the second floor, there is 2 spacious bedrooms along with a further bathroom.

The outdoor space features a pleasant enclosed garden, providing a private area for outdoor enjoyment and relaxation.

Parking is ample with a double garage and a spacious driveway, offering secure off-street parking for multiple vehicles.

Situated in the ever-sought-after Rufford Village, this home provides the perfect blend of serene village living with effortless connectivity. Excellent road links ensure easy access to surrounding towns, offering a wide array of amenities, including boutique shops, reputable schools, and charming eateries.

This property represents a unique opportunity to acquire a substantial family home in a prime village location.

Interested? Get in touch for a private tour.

Tenure: Freehold

Property Type: Detached House

- AGENT REF - JH1544
- FIVE DOUBLE BEDROOMS
- MULTIPLE RECEPTION ROOMS
- SOUGHT AFTER VILLAGE LOCATION
- SURROUNDING COUNTRYSIDE AND CANAL SIDE WALKS
- GREAT ACCESS TO BURSCOUGH, ORMSKIRK, TARLETON AND BEYOND
- PERFECT FAMILY HOME