



7 CORNCROFT PENWORTHAM, PRESTON, PR1 9YP

ASKING PRICE £485,000
FREEHOLD

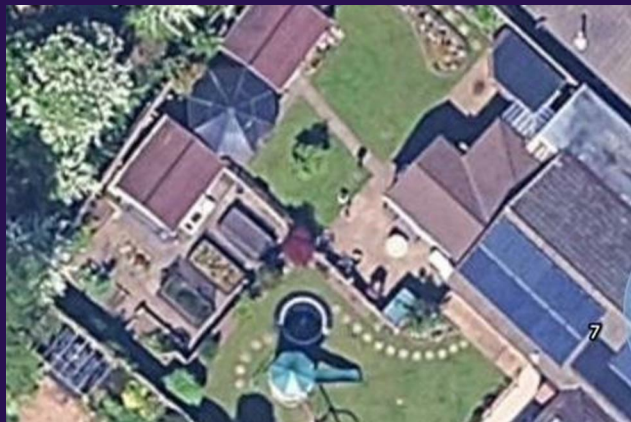
An exceptional home set in the most popular and desirable location of Penwortham, sits in outstanding grounds and offers exceptional accommodation, both in size and versatility. The accommodation provides four bedrooms, two bathrooms, a spacious conservatory and a generous orangery, there is an amazing contemporary dining kitchen with a great selection of quality appliances. The property has been designed to enable one side of the home to be entirely self enclosed, if desired, alongside the option to be open to the remaining accommodation. to create larger spaces. The property is very environmentally friendly with heat source pumps, solar panels and energy battery store facilities, which creates great utility savings. There is uPVC double glazing, lovely composite doors and breathtaking rear gardens, being spacious exceptionally well designed and designated to suit all green fingered buyers. There are stylish outbuildings, a hot tub with canopied cover, bubble gazebo, lawn gardens, allotment areas. A real sun trap which provides offering a real micro climate setting. The front has patterned concrete driveway parking for several vehicles. Close to outstanding schools, local amenities, services, bus routes and close proximity to Penwortham's vibrant high street. Viewing is essential to fully appreciate the size, setting and location of this most amazing home.

MARIE HOLMES

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- Detached True Bungalow • Immaculately Presented • Exceptional Accommodation & Very Versatile • Four Bedrooms • Two Large Conservatories / Lounge Areas • Formal Lounge • Contemporary Dining Kitchen • Two Bathrooms • Accommodation Easily Annexed If Required • Breathtaking Plot – Designed to encourage it's Own Microclimate



Entrance Hall

With a lovely composite door to front, laminate flooring, store cupboard, radiator, internal door to cloaks cupboard and doors off.

Front Lounge

15'7" x 10'10" (4.75 x 3.30)

With uPVC double glazed window to the front, ceiling light and radiator.

Inner Hall

with doors off to bedrooms and bathroom.

Bedroom One

12'8" x 8'9" to walk in (3.86 x 2.67 to walk in (3.85 x 2.66))

With uPVC double glazed window, double doors to orangery/conservatory. radiator, radiator, fitted wardrobes and top boxes and ceiling light.

Bedroom Two

11'9" x 8'7" into wardrobe (3.58 x 2.62 into wardrobe)

With uPVC double glazed window overlooking the beautiful private garden, radiator and ceiling light.

Bedroom Three

9'9" x 8'7" (2.97 x 2.62 (2.98 x 2.61))

With fitted wardrobes to one wall and uPVC double glazed window to front

Bedroom Four

8'0" x 12'3" (2.44 x 3.73)

This room is at the furthest point of the hall, making its location ideal for independent living as it has its

own composite front door and window, shower room and access to a large conservatory with brand new kitchen area.

Conservatory

17'4" x 14'3" (5.28 x 4.34)

Being brick built and uPVC double glazed constructed with a solid roof, provides a kitchenette where there is an induction hob, electric oven, single stainless steel sink with drainer and retracting mixer tap, base units with contrasting working surfaces and space for fridge freezer with lots of space for sitting and dining, overlooking and accessing the most beautiful garden, ceiling lights and wall lights, laminate flooring, in-frame blinds, two radiators

Main Bathroom

With a four piece suite comprising concealed cistern W.C. wash hand basin set in a vanity unit, center filled panel bath and glazed shower enclosure with tiled elevations and electric shower with two shower heads, one rainwater fixed and one adjustable shower head, tiled flooring, fully tiled elevations, two opaque uPVC double glazed windows both with built in blinds

Family Dining Kitchen

19'0" x 10'4" (5.79 x 3.15 (5.78 x 3.14))

Stunning contemporary bespoke kitchen with integrated appliances : AEG induction hob with a designed Elica extractor hood and central light, AEG

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electric oven, SMEG dishwasher and fridge freezer, stainless steel sink with drainer and flowpure mixer tap, plumbed for washer, gorgeous solid wood Butcher Block style working surfaces and breakfast bar peninsula, lots of room for sitting and dining, feature radiators, spot lights, Karndean flooring and sliding uPVC double glazed doors to the Orangery.

Orangery

16'3" x 12'8" (4.95 x 3.86 (4.96 x 3.87))

Brick built constructed with Velux windows to the roof, two sets of sliding patio doors accessing the rear patio, additional side door access, uPVC double glazed windows, Karndean flooring, two feature radiators and ceiling light.

Annex

Shower Room

With a three piece suite comprising low suite W.C. wash hand basin and double size glazed shower compartment with electric shower, tiled elevations, tiled flooring, opaque uPVC double glazed window, spot lights.

Outside

To the front there is plenty of parking and a pressed concrete patterned driveway.

Rear Garden

The gardens are breathtaking wrapping round the whole rear of the bungalow with cleverly designated areas, there are lawn gardens, a bubble gazebo, hot

tub with canopied cover, summer house and several timber cabins. There is a spacious allotment area and a large paved patio, perfect for entertaining, further lawn garden area which is currently utilised as a play garden.

Energy Efficiency and Environmental Benefits

The property has been fitted with the "Trinity" of energy efficiency comprising Mitsubishi Ecodan heat source pump, solar panels discreetly arranged at the rear benefitting from the South facing rear gardens and electricity energy storage batteries which allows the homeowner free electricity, weather permitting, alongside the availability to honest excess "sunshine" in the batteries. There is also a feed back to grid tariff.





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ADDITIONAL INFORMATION

Local Authority –

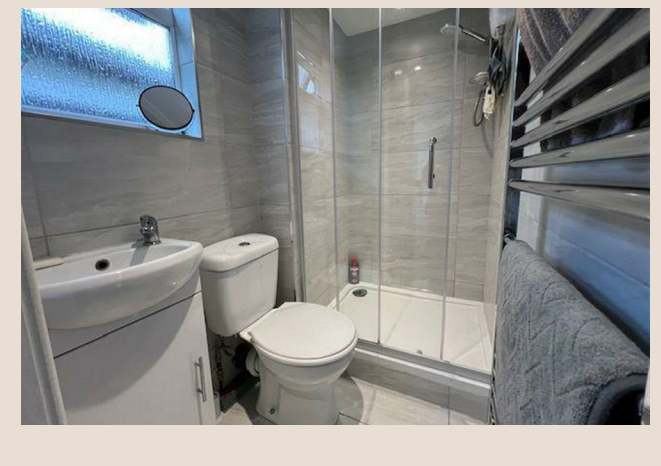
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

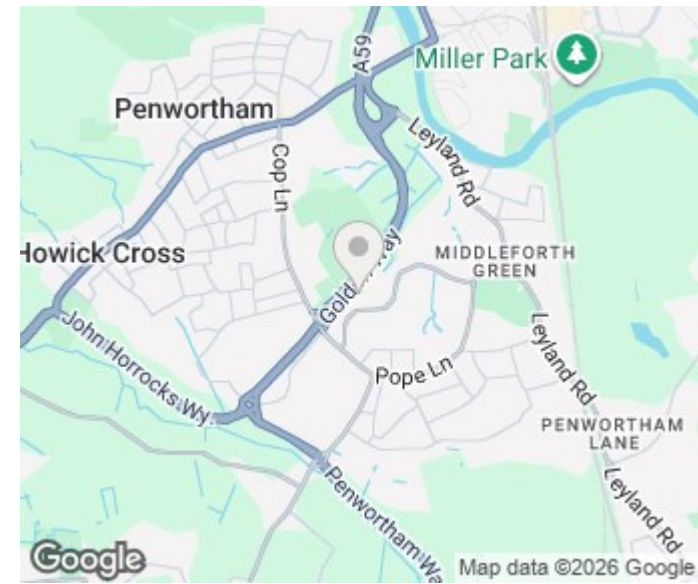
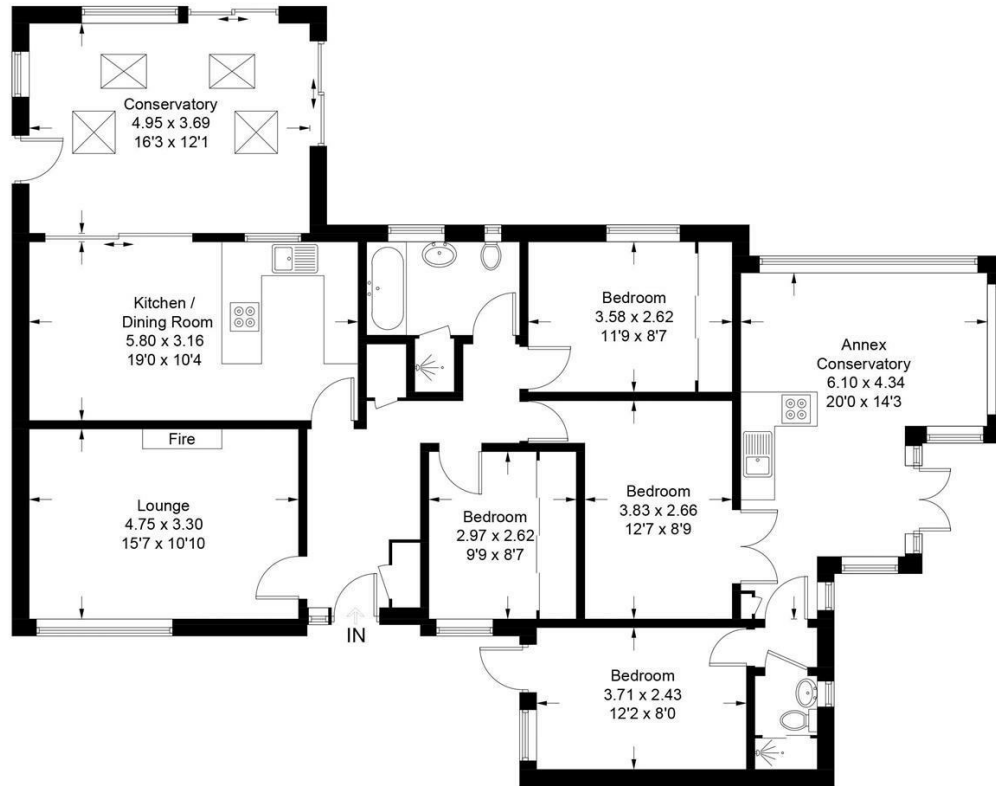
Tenure – Freehold

EPC Rating –



Corncroft

Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft



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	

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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