

FOR SALE

5, Woodlands Park Close, Wigan, WN1 2SD

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 5, Woodlands Park Close, Wigan, WN1 2SD

*Substantial executive detached home with wonderful corner plot & waterside setting.*



- Stunning executive detached family home
- Highly prized exclusive development
- Set across three floors
- 1 / 3 acre overall plot
- 5 bedrooms / 4 reception rooms
- Astonishing amount of floor space
- Wonderful secluded position
- 3377 SQFT

Enviably tucked away in a highly coveted & exclusive development that comprises just 15 houses, Woodlands Park Close is a prestigious, tree-lined & gated community conveniently located on the Haigh / Wigan border in a setting where houses seldom come available. Boasting what is comfortably the best position on the close nestled right in the corner of the development & benefiting from complete privacy and seclusion, the home rests alongside the River Douglas & easily occupies the largest plot which extends to approximately 1 / 3 acre in size. The property has undergone various alterations since it was built, improving considerably on what was already a very impressive home. A full width vaulted ceiling extension to the rear has cleverly improved layout and added precious living space downstairs, plus a fantastic full loft conversion has created a luxury master bedroom with beautiful en-suite. The result, both inside & out is an exceptional, modern living space that provides a luxury finish set across three floors and some 3377 square feet of living space. Over recent years notable additions such as new floorings throughout, general upgrading plus a completely new underfloor heating system downstairs have helped elevate the property further. The decor throughout is light & modern & the home in brief comprises; a large welcoming hallway which gives access into a cloaks / wc, a beautiful 27ft main lounge with feature bay window, a stunning vaulted ceiling dining room / sitting room with French Doors that open out onto the garden, plus the immaculate kitchen diner. The kitchen itself is a stylish, bespoke kitchen diner & comes complete with granite work tops & range of quality integrated appliances, spot lighting & superb, contemporary blue & grey units, with access through into a useful rear utility room & study. Upstairs is equally impressive - with four double bedrooms located on the first floor, three of which benefit from en-suites & fitted units, plus there is a simply stunning principal bathroom suite. To the second floor is the exceptional master bedroom which utilises the full width of the loft space & boasts Velux windows plus a dressing room with fitted units & a beautiful en-suite. Externally the position of the property is key here; tucked right in the corner of the development with a plot that extends to the front, side and rear. Professionally

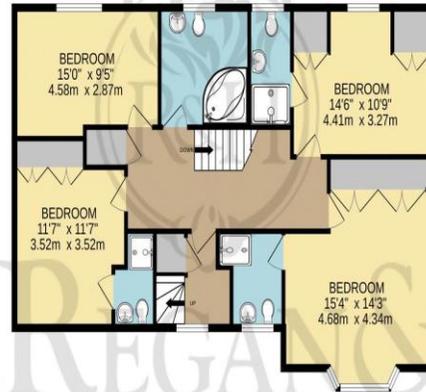




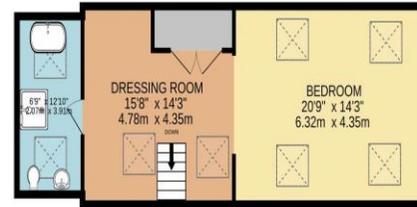
GROUND FLOOR  
1722 sq.ft. (160.0 sq.m.) approx.



1ST FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



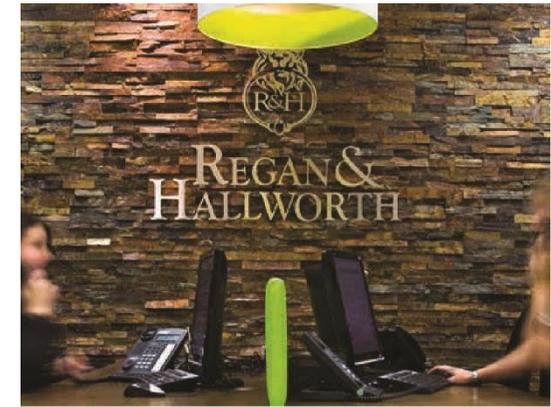
2ND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



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TOTAL FLOOR AREA : 3377 sq.ft. (313.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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