



Cromwell Way
Penwortham

- **Extended 4-Bedroom Detached Home**
- **Potential for Self-Contained Annexe**
- **Prime Corner Plot**
- **Landscaped Garden**

For Sale £485,000
EPC Rating 'C'





Property Description

- * Extended 4 Bedroom Detached Home
- * Prime Corner Plot

This impressive, highly adaptable home is a 4 bedroom detached property which has been thoughtfully extended on the ground floor to gain two additional versatile rooms, alongside a shower room. These rooms can be adapted to suit a variety of needs, whether as further reception rooms, guest accommodation, or as part of a self-contained annexe, thus making this property an ideal choice for larger families or for those seeking flexible living arrangements.

Occupying a desirable corner plot in a quiet cul-de-sac, this property boasts beautifully landscaped gardens which wrap around the rear of the home. Designed for both relaxation and entertaining, an exceptional, high-specification outdoor kitchen, which includes a built-in wood-fired pizza oven, is perfect for hosting gatherings.

At the other end of the garden, there is a superbly



constructed integrated hot tub area, creating a private and luxurious outdoor retreat.

This is truly a unique family home, offering excellent potential for multi-generational living, with the possibility of creating a self-contained teenage suite or granny annexe.

Upon entering, the welcoming entrance hall leads to a front reception room, currently used as a home office, providing a quiet and practical workspace.

The main living room is bright and spacious, with doors opening into an air-conditioned garden room that seamlessly connects to the outdoor space, enhancing the sense of indoor/outdoor living.

The modern fitted kitchen features stylish cashmere cabinetry, complemented by quality worktops, underfloor heating and a full range of appliances.

A separate utility room provides additional convenience with space and plumbing for both a washing machine and tumble dryer.

The dining room enjoys direct access to the rear garden via French doors, making it ideal for entertaining and family meals.



Upstairs, the property offers four generously sized double bedrooms. The primary bedroom benefits from its own en-suite and fitted wardrobes, whilst a contemporary shower room serves the remaining bedrooms.

At the front of the property, there is a substantial driveway which can accommodate several vehicles alongside a garage.

Set on a generous corner plot, this home combines space, flexibility and high-end features both inside and out making this a rare and desirable opportunity.



ENTRANCE HALL

FRONT RECEPTION 7' 9" x 9' 1" (2.36m x 2.77m)

LIVING ROOM 15' x 14' 6" (4.57m x 4.42m)

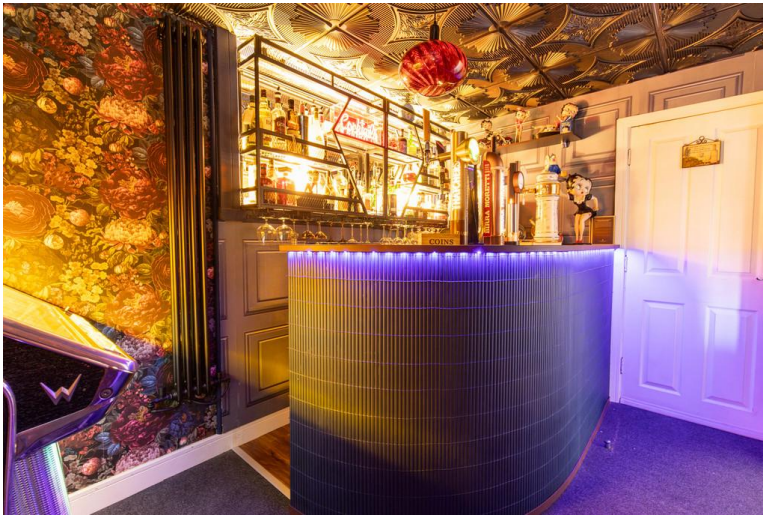
GARDEN ROOM 10' 8" x 11' 9" (3.25m x 3.58m)

KITCHEN 14' 5" x 11' 4" (4.39m x 3.45m)

DINING ROOM 8' 9" x 14' 11" (2.67m x 4.55m)

UTILITY ROOM 4' 10" x 8' 4" (1.47m x 2.54m)





BEDROOM 15' 8" x 11' 8" (4.78m x 3.56m)

DRESSING ROOM 7' 11" x 11' 7" (2.41m x 3.53m)

GROUND FLOOR SHOWER ROOM 7' 4" x 3' 7"
(2.24m x 1.09m)

FIRST FLOOR

BEDROOM ONE 9' 11" x 12' (3.02m x 3.66m)

ENSUITE 3' 4" x 5' 9" (1.02m x 1.75m)

BEDROOM TWO 11' 11" x 9' 6" (3.63m x 2.9m)

BEDROOM THREE 8' 11" x 9' 11" (2.72m x 3.02m)

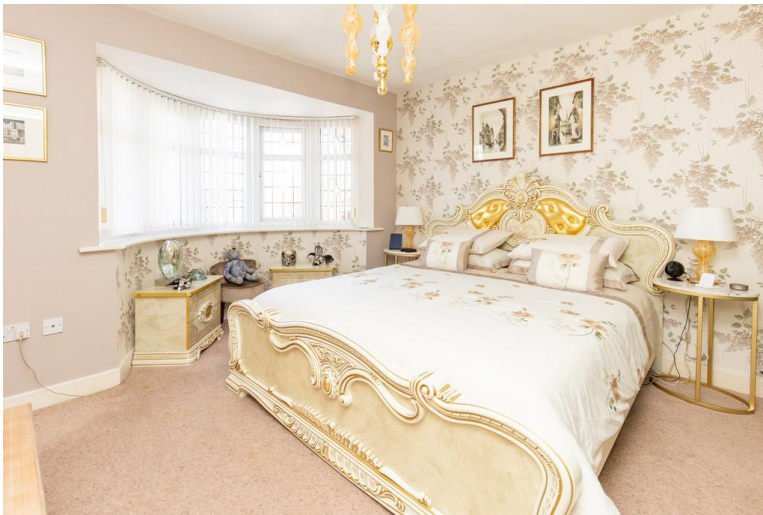
BEDROOM FOUR 8' 10" x 7' 11" (2.69m x 2.41m)

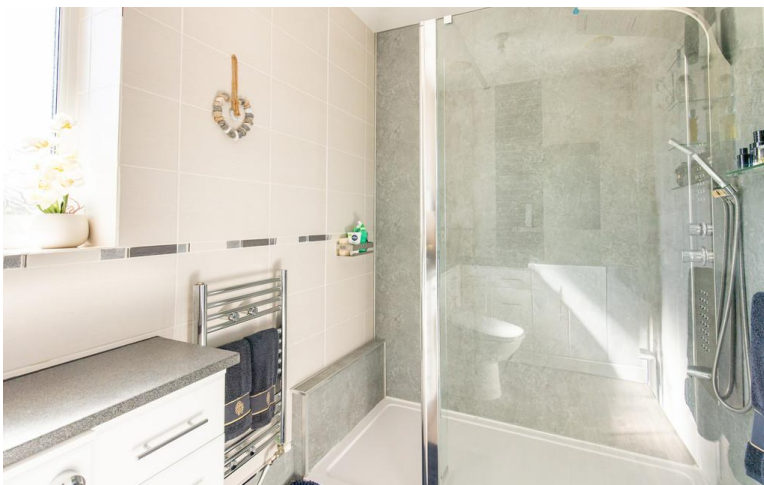
SHOWER ROOM 5' 6" x 9' 7" (1.68m x 2.92m)

GARAGE 16' 8" x 15' 9" (5.08m x 4.8m)



LOCAL INFORMATION PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

174.8 m²

1883 ft²

Reduced headroom

0.9 m²

10 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		