



Maria B Evans Estate Agents Limited

11 The Orchard, Croston PR26 9HS

Offers in the region of £375,000



- Semi-detached property in Croston Village
- Accommodation spanning across three floors
- Offering up to six bedrooms- four doubles and two single-sized
- Master bedroom with three-piece en suite
- Contemporary four-piece family bathroom
- Home office and bedroom six to the second floor
- Spacious kitchen-dining room with bi-folding doors to the rear
- Adjacent to utility and w.c. with access into integral tandem garage
- Separate reception room with open fire
- Integrated tandem garage with electric up-and-over door
- Good-sized rear garden with timber shed for storage
- Tarmacadam drive to the front providing parking for multiple cars

This spacious and versatile family home is arranged over three floors and offers generous accommodation throughout. With a spacious and light-filled open-plan kitchen and dining area, a cosy reception room with open fire, five bedrooms to the first floor and a converted loft space providing further potential for a sixth bedroom, the layout is ideally suited to modern family life and future adaptation.

Welcome home...

The entrance vestibule is accessed via a uPVC door with opaque glazed insets and a front-facing window, creating a bright and welcoming space, finished with tiled flooring and recessed downlighting. An ideal area to greet guests and remove shoes and coats before continuing into the hallway, which features oak-effect laminate flooring, attractive wall panelling, and provides access to the remainder of the accommodation.



The relaxation zone...

To the left lies the front reception room, finished with the same flooring and centred around an open fireplace with stone hearth and wooden mantel. A front-facing window, television point and pendant lighting complete this spacious and inviting room.



The contemporary kitchen is fitted with white wall and base units, complemented by white subway tiling to splash areas and wooden countertops. Integrated appliances include a Neff double oven and grill, with a granite one-and-a-half bowl sink featuring an etched drainer to the side, plumbing for a dishwasher, and space for an American-style refrigerator/freezer. The central island incorporates a five-burner gas hob with an extractor above and provides breakfast bar seating.



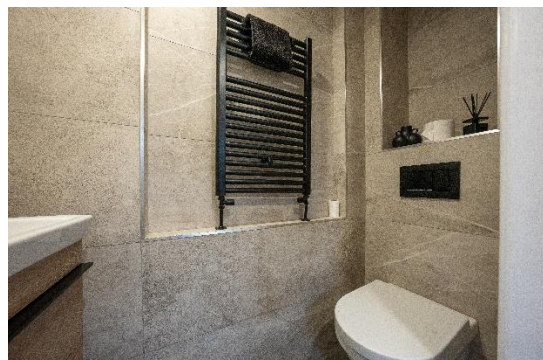
Grey tiled flooring and recessed downlighting continue through to the dining area, which is flooded with natural light from three Velux windows and bi-folding doors opening onto the rear garden, creating a bright and airy space for entertaining.



The practical stuff...

From here, a door opens into the neatly tucked-away utility room, fitted with kitchen-complementary wall and base units to match the kitchen. The space incorporates plumbing for a washing machine, venting for a tumble dryer and a sink unit with etched drainer to the side, whilst two rear-facing windows and recessed downlighting provide excellent natural and ambient light.

The utility room also gives access to a modern cloakroom, fitted with a back-to-wall w.c. wall-mounted wash hand basin and chrome heated towel rail. The suite is finished in neutral tiling and features contrasting matte black accents. In addition, the utility room provides internal access to the integrated tandem garage, which benefits from electric up-and-over doors, power and light, and an external door leading to the side of the property.



Contents may cause drowsiness...

Stairs rise to the first-floor landing, which gives way to the first five bedrooms, is illuminated by recessed downlighting and offers with two integrated storage cupboards.

The principal bedroom is a generous double with a front-facing window, fitted wardrobe to the eaves, recessed downlights, pendant lighting and a television point. This tranquil retreat is served by a contemporary three-piece en suite, laid with wood-effect porcelain tiling and complemented by neutral grey tiled and wood-effect finishes. The suite comprises a wet-room style shower with frosted glazed screen, wall niches for toiletries, a vanity wash hand basin with illuminated mirror above, and a back-to-wall w.c., finished with a heated towel rail and recessed downlighting.



Bedroom two is a further well-proportioned double bedroom, enjoying a front-facing window and central pendant lighting. Bedroom three is also a generous double, positioned to the rear and featuring a recessed fitted wardrobe and pendant light.



Bedroom four and five are both single rooms with central pendant lights, bedroom four having a window to the rear whilst bedroom five has a window to the front and wall mounted storage.



Completing this floor is the beautifully appointed family bathroom which is equipped with a four-piece suite comprising a panelled bathtub and wet-room style walk-in shower opposite, finished with a monsoon head and additional hand shower. The suite also includes a vanity wash hand basin with illuminated mirror above and a back-to-wall w.c. This space is finished in neutral tiling which features various subtle decorative tiling in some places and is complemented by matte black fittings and matte black heated towel rail. The suite is lit by recessed spotlights and an opaque window.



A second floor with much potential...

On the second floor, the loft space has been converted to provide two further rooms. The first offers an ideal home office space, benefitting from natural light cascading from Velux windows and aided by recess downlights above. The room also benefits from useful eaves storage and access to a partitioned storage cupboard with plumbing in place, offering excellent potential to create an additional cloakroom to serve this floor.

Bedroom six offers space for a double bed, with Velux windows, eaves storage and pendant lighting. Currently utilised as a games room, this versatile space could be reimagined as a bedroom with adjoining dressing area, creating the potential for an impressive top-floor principal suite.



The garden spot...

The garden begins with a porcelain-tiled patio, ideal for al fresco dining, and is enclosed by timber fencing. Beyond lies a well-maintained lawn with planted borders providing colour and interest, along with a timber shed positioned to the corner for additional storage.



To the front, a tarmacadam driveway offers parking for multiple vehicles and is enclosed by double gates with an adjacent pedestrian gate. Brick wall boundaries frame the frontage, together with a further storage shed.



Round and about...

An ideal family home, this property offers a superb position within the heart of Croston. Just a short stroll away are everyday essentials including a Morrison's Daily supermarket, the pharmacy and local convenience stores, while bus links and Croston rail station provide easy connections across the region. Families benefit from a choice

of well-regarded schools nearby, including Trinity and St Michael's VA CofE/Methodist Primary School and Bishop Rawstorne Church of England Academy, both highly rated and within walking distance. A range of pubs, cafes and restaurants in Croston village add to the community feel, with parks, green spaces and countryside walks on the doorstep for outdoor family time.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Borough Council

The EPC rating is C

The Council Tax Band is B

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA