Maria B Evans Estate Agents Limited

1 The Heys, Parbold WN8 7DU

Offers in the region of £615,000

- Detached family home in the heart of Parbold Village
- Spacious accommodation set across three floors
- Reception room with feature fireplace
- Well-appointed dining kitchen with utility space
- Sliding glazed doors to conservatory at the rear
- Ground floor, two-piece w.c.
- Four bedrooms and a family bathroom to the first floor
- Second bedroom with three-piece en suite on the first floor
- Spacious master to the second floor with three-piece en suite
- Good-sized garden to the rear with detached single garage
- Driveway parking for four vehicles
- Electric car charging point
- Sat in an enclave setting of seven similar properties
- Superb central position for village amenities

Tucked away just off The Common, 1 The Heys sits within a peaceful enclave of seven similarly styled homes. Perfectly suited to family living, the property boasts five bedrooms, including a principal bedroom and second bedroom with en suite facilities, a generous kitchen-dining space, a separate living room and bright conservatory. Externally, there is parking for up to four vehicles along with an electric car charging point.

Upon arrival…

Making an attractive first impression, the property is approached by a block paved driveway to one side, offering parking for three vehicles, whilst a further Indian stone flagged space to the other side provides another parking space. Established shrubs and bushes surround a pretty, wildflower garden to the front whilst access to the property is obtained through a UPVC door with opaque glazed insets into the welcoming hallway, where wood-effect flooring flows throughout and leads beyond to the rest of the accommodation. There is ample space for coats and shoes, making it well suited to everyday family life, whilst to the left a useful, fully tiled cloakroom, fitted with a wall-mounted wash hand basin and close-coupled w.c. with an opaque window and pendant light completes the space.

Where living happens…

The reception room offers a cosy space for the family to gather, centred around an open fire with a decorative tiled surround, hearth and oak mantel. A front-facing window allows natural light to fill the room, which is completed by a television point and a combination of pendant and wall lighting.

The kitchen–diner is well arranged and fitted with an extensive set of cream wall and base units, complemented by neutral brown quartz worktops that extend to an upstand and are finished with cupped handles. The kitchen provides space for an electric Rangemaster cooker with extractor hood above, a double porcelain sink, integrated dishwasher and space for an American-style refrigerator/freezer.

To one side, a useful utility area offers plumbing for a washing machine, venting for a tumble dryer and an external door providing access to the side of the property.

Additional base units topped with a solid oak wooden counter creates a breakfast bar ideal for informal meals, whilst there is ample space to the side for a dining table. Recessed downlights, sliding doors to the conservatory and French doors to the side enhance the sense of light and connection, with access from here back through to both the reception room and hallway.

The conservatory provides a useful additional living space, enjoying views over the rear garden and finished with tiled flooring. Patio doors open directly onto the garden, making it ideal as a children's playroom or a relaxed secondary living area.

Bedding in…

Four bedrooms and a family bathroom are located to the first floor. The first of which is the second bedroom which is a good-sized double room holding fitted wardrobes with mirrored fronts to one wall, a central pendant light and a window overlooking the front. The en suite is fully tiled with wet wall panelling around and features an electric cubicle shower, a vanity wash hand basin and close coupled w.c.

Bedrooms three and four are also double rooms fitted with wardrobes and having windows overlooking the rear and central pendant lights.

Bedroom four is a single room with a window to the front and illuminated by a pendant light.

Completing this floor is the family bathroom, fitted with a three-piece suite comprising a panelled bath, vanity wash hand basin with adjacent shaving point and a

close-coupled w.c. The room is fully tiled and enjoys a bright atmosphere, enhanced by an opaque window and pendant lighting.

The principal bedroom occupies the second floor, offering a spacious room with two Velux windows, recessed downlighting and useful eaves storage. This level is complemented by a three-piece en suite comprising an electric shower within a cubicle, pedestal wash hand basin and close-coupled w.c. The en suite is finished with tiled flooring, tiling to dado height, recessed downlighting and an opaque side window.

Garden delights…

The garden is laid to a combination of patio and lawn, providing space for outdoor seating as well as children's play. Raised sleeper beds add interest and define the borders, with timber fencing enclosing the space. The patio extends to either side of the garden, with one area accommodating a timber shed and the other providing access through to the front of the property. A detached single garage completes the outdoor space, fitted with an electric up-and-over door, power and lighting. Whilst an electric car charger completes the amenities.

Village life…

Set in the River Douglas valley, the attractive village of Parbold is easily reached by road, rail or canal, with links to the M6, Manchester–Southport rail line and Leeds–Liverpool Canal. The hilltop offers panoramic views across West Lancashire and beyond. The village has excellent local amenities including schools, shops, pubs, healthcare facilities and a village hall hosting community events and cinema screenings. Surrounded by countryside, waterways and woodland, Parbold is a thriving village offering both an active community and outstanding leisure opportunities.

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 West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is F

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.

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