



**KAREN PARKS**  
SALES & LETTINGS



**20 Elm Park Drive, Southport, PR8 3HA**  
**Offers Over £399,950**

Karen Parks Sales and Lettings are delighted to offer the rare opportunity to purchase this four bedroom detached home which offers the perfect blend of semi-rural living with stunning open field views but yet still close to local amenities. The property briefly comprises of: porch, WC, modern open plan kitchen-diner and a lounge. To the first floor are four bedrooms with an ensuite to the master and a family bathroom. To the front of the property is a driveway providing off road parking and a garage. To the rear is a beautiful mature garden boasting plenty of colourful plants and bushes which look out onto breath taking views of open fields spanning for miles. The gorgeous scenery offers sunrise views and an array of nature right on your door step - and you will struggle to find a property offering this within the surrounding area. It is ideally positioned just a short walk to Ainsdale village with all it's amenities such as shops, restaurants, bars and cafes and also close to a bus route. Early viewing is advised to appreciate the space on offer and picturesque views.

## ACCOMMODATION

### Enclosed Porch

Enclosed porch leading into the house.

### WC



WC with hand wash basin, radiator and double glazed window.

### Kitchen-Diner 24'11" x 16'10" (7.61 x 5.15)



The modern kitchen-diner is an excellent space for family living and entertaining. There are a range of white gloss wall and base units providing plenty of storage and a breakfast bar with space for stools. There is a sink with double glazed window above, integrated oven, grill, gas hob, dishwasher, washing machine and fridge-freezer. There is a window to the front of the property with shutters fitted and bay patio doors to the rear of the room - this is a perfect spot to enjoy a morning coffee looking out onto the garden. There are two radiators as well as an upright wall mounted radiator and next to the dining area is an understairs storage cupboard.

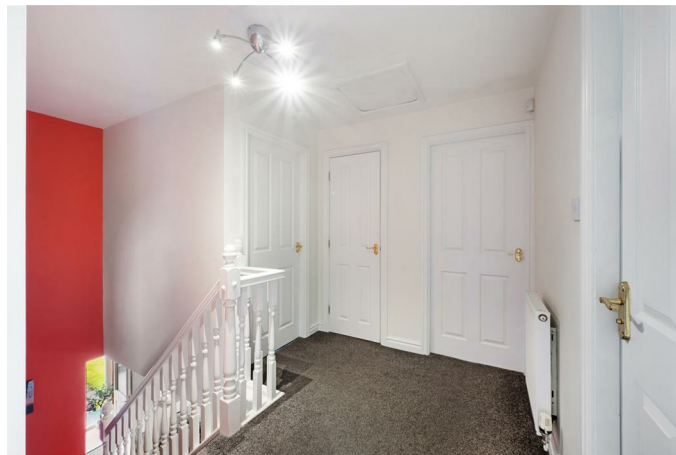
### Lounge 16'6" x 11'7" (5.04 x 3.54)



The lounge is a lovely bright room with two double glazed windows allowing an abundance of light to flow in and bay patio doors with stunning views out onto the garden and open fields. There are two radiators and a feature gas fire as a focal point to the room.

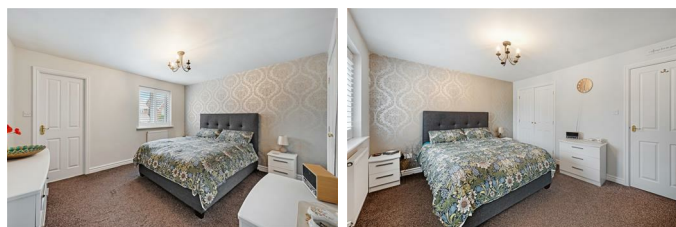
## First Floor

## Landing



The landing has a loft hatch, one radiator and a built in cupboard.

### Bedroom 1 12'10" x 10'11" (3.93 x 3.35)



The master bedroom is an excellent size and has built in wardrobe, one radiator, a double glazed window with shutters fitted and door to ensuite.

### Ensuite 9'0" x 7'10" (2.76 x 2.41)



There is a large walk in shower, hand wash basin, towel radiator and large feature arch window with obscure glass.

### Bedroom 2 14'1" x 8'10" (4.31 x 2.70)



This bedroom is a good size and has a double glazed window with fitted shutters, one radiator and built in wardrobe for storage.

### **Bedroom 3 9'10" x 8'6" (3.00 x 2.60)**



The third double bedroom has a radiator, double glazed window and fitted storage wardrobe.

### **Bedroom 4 9'0" x 6'8" (2.76 x 2.04)**



This bedroom has a double glazed window with views out onto the open fields to watch the morning sunrise, one radiator and a built in wardrobe for storage.

### **Bathroom 7'9" x 7'1" (2.37 x 2.17)**



The family bathroom comprises of a bath with shower head attachment, WC, hand wash basin, radiator and double glazed window.

## **Outside**

### **Front Garden**

The front of the property has a driveway with space to park two cars in front of the garage. There is an area laid to lawn and some mature bushes and shrubs.

## **Rear Garden**



Leading out from the double doors is a paved patio with space for seating, this leads onto an area laid to lawn with borders either side containing a lovely array of beautiful flowers, bushes and plants. To the rear of the garden is a large decking area which is a perfect space for seating to enjoy a BBQ or a quiet morning coffee looking out onto the stunning open field views. This makes the garden very private and you are not over looked with having the picturesque scenery spanning for miles around.

### **Garage 16'6" x 8'5" (5.04 x 2.57)**

The garage has an up and over door to the front and the boiler is located in here.

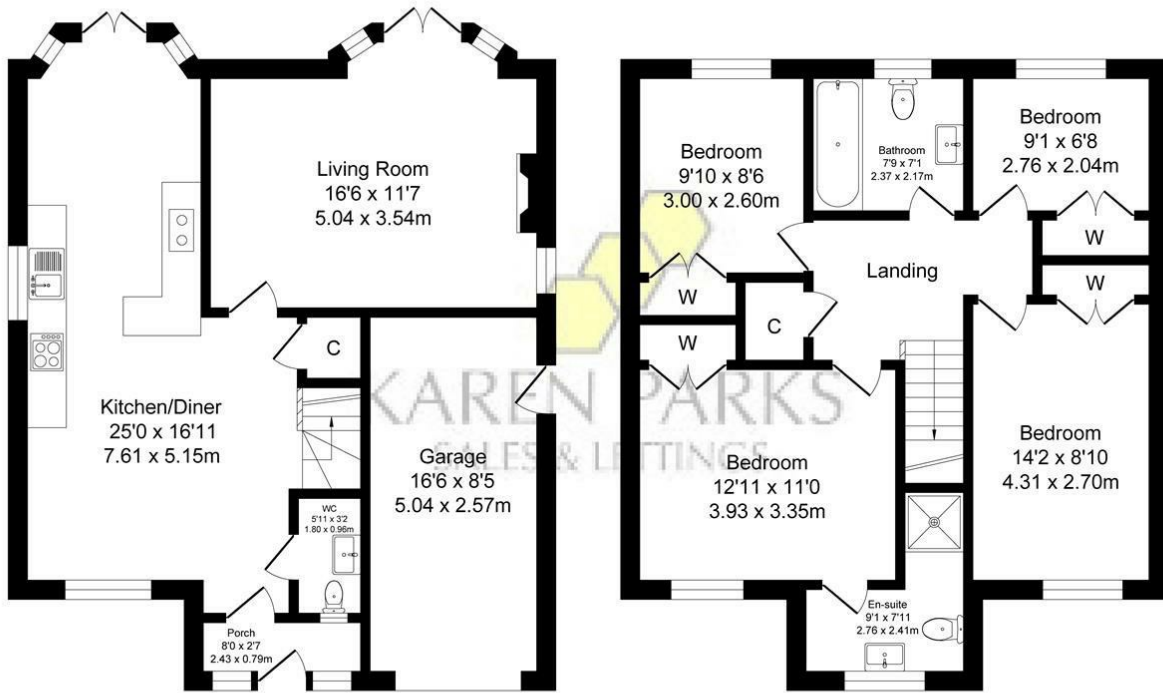
## **Important Information**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

## Elm Park Drive, Ainsdale Total Approx. Floor Area 1451 Sq.ft. (134.8 Sq.M.)

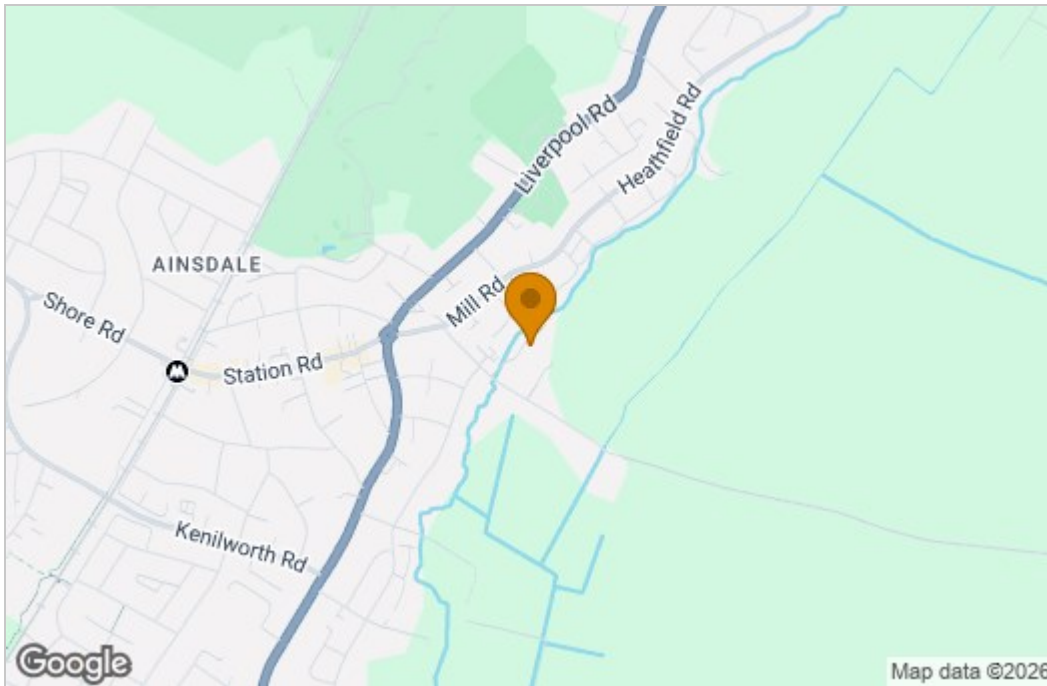
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Ground Floor**  
Approx. Floor Area 758 Sq.Ft (70.4 Sq.M.)

**First Floor**  
Approx. Floor Area 693 Sq.Ft (64.4 Sq.M.)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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