



## Maria B Evans Estate Agents Limited

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**4 School Close, Croston PR26 9AW**

**Offers in the region of £450,000**



- Four bedrooms detached ideally positioned in the heart of Croston
- Entrance hallway with two-piece w.c.
- Benefiting from the much sought-after open-plan layout
- Well-appointed kitchen with AEG integrated appliances
- Flowing into the spacious dining and living areas
- Two double bedrooms and one single bedroom to the first floor
- Contemporary four-piece family bathroom
- Master suite to the second floor with three-piece shower room
- White painted panelled doors opening to all rooms
- Good-sized rear garden laid mainly to lawn
- Parking for three vehicles on block paved driveway to the front
- Stones throw from local amenities and renowned schools

This charming, detached property enjoys an ideal position in the heart of Croston Village, just a stone's throw from highly regarded schools, local amenities, beautiful walks, and nearby parks. Thoughtfully designed for modern family living, the property features a bright and welcoming hallway leading into a spacious open-plan kitchen, dining, and living area. With four well-proportioned bedrooms, including a spacious master suite across the second floor and a delightful rear garden, this home offers a wonderful space for a family to grow.

### **A warm welcome...**

The bright and inviting entrance hallway first welcomes into the property. This is finished with an oak flooring and has a panelled door leading to the two-piece w.c. This features a wall-mounted wash hand basin, close-coupled w.c., towel rail and an opaque window to the front elevation with tiling both to the floor and splashback areas. The hallway also benefits from access into a useful understairs storage cupboard, ideal for everyday essentials.



### **Where living happens...**

The hallway opens into a spacious open plan living, dining and kitchen area. The initial space forms the kitchen, fitted with an extensive range of wall and base units in a soft, neutral tone, complemented by Corian worktops with matching upstands. Integrated appliances include a refrigerator/freezer, dishwasher, AEG combination microwave with oven and grill beneath and a gas hob with extractor hood above. A one-and-a-half inset sink unit with etched drainer is set beneath a rear-facing window enjoying views over the garden.



Opposite the kitchen lies a generous dining area with bi-folding doors opening to the garden and allowing for blended indoor-outdoor living.



The space flows naturally into the living area which has ample room for furnishings centred around the television point to the side. A bay window to the front provides an attractive feature and enhances the room's natural light.



### Soak and sleep...

The first-floor landing gives way to three bedrooms and a spacious family bathroom. A recessed area, currently utilised as a study and making excellent use of the available space, features a front-facing window and pendant light.



Bedrooms number two and three are both good-sized rooms with space for a double bed and a window to the front and rear respectively.



Bedroom four is a single-sized room with a window to the rear and central pendant light.



The family bathroom is a stylish and contemporary space, fully tiled in a light neutral tone. It features a panelled bath, separate shower cubicle with monsoon head and glazed doors to enclose, a wall-mounted wash hand basin, close-coupled w.c. and chrome heated towel rail.

### **A restful retreat...**

Occupying the second floor, the master suite offers a spacious and well-appointed room with fitted wardrobes and shelving along one wall, complemented by a Velux window which provides natural light.



The en suite features a modern three-piece suite comprising a shower with glazed sliding doors and monsoon head, wall-mounted wash hand basin, close-coupled w.c.,

and chrome heated towel rail. An additional Velux window and recessed downlights complete the space.



### **The blooming hour...**

Stepping out of the property, a generous patio area provides the perfect setting for alfresco dining, beyond which a central lawn is framed by neatly flagged pathways, raised sleepers filled with planting, and decorative shale areas. A good-sized storage shed exists to the corner, approached via a flagged stepping path. The garden is fully enclosed by timber fencing, with a timber gate offering access to the front of the property.



### **On your doorstep...**

Living at 4 School Close presents the perfect blend of village charm and everyday convenience. Just a short stroll away, you'll find handy local shops like Morrisons Daily and Londis Westhead Store for all your essentials, alongside boutique shops, cosy cafes and a great selection of local pubs and restaurants. The area's delightful sense of community and scenic Croston Moss walks delivers a welcoming, well-connected lifestyle ideal for families and professionals alike.



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

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

**We are reliably informed that the Service Charge is £20 pcm**

**The Local Authority is Chorley Borough Council**

**The EPC rating is B**

**The Council Tax Band is E**

**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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