



Maria B Evans Estate Agents Limited

4 Bramblewood, Croston PR26 9RG

Offers in the region of £370,000



- Detached four-bedroom family home
- Set within a small enclave of similar properties
- Spacious reception with double doors into dining room
- Kitchen across the rear with adjacent utility room
- Ground floor w.c. and study completing the accommodation
- Master bedroom with an en suite
- Two more double and one single bedroom
- Serviced by a three-piece family bathroom
- Well maintained garden to the rear with large, detached garage
- Driveway parking for three vehicles
- Benefitting from a village central location
- Viewing advised

Set away from the hustle and bustle of village life, Bramblewood is positioned in a peaceful setting within an attractive enclave, presenting the ideal family home. Offering a wonderful opportunity to create a home tailored to your own tastes, this property consists of a spacious reception room with double doors opening to the dining room and a kitchen and utility room beyond. A study and w.c. complete the ground floor accommodation whilst four bedrooms, the master bedroom benefiting from an en suite, and a family bathroom occupy the first floor.

Welcome home...

Approached via a driveway to the side, this attractive detached home is set behind a lawned frontage bordered by mature shrubs and established planting. The front door, framed by opaque glazed insets, welcomes you inside and allows natural light to flood the spacious entrance hallway.

To the left of the hallway is a good-sized home office with a pendant light and front-facing window.

Adjacent is a convenient ground floor w.c. with low flush w.c. and etched opaque window to the side.



Where living happens...

The kitchen is positioned to the rear of the home and is fitted with wall and base units including an undercounter refrigerator, integrated dishwasher and one-and-a-half sink unit with etched drainer positioned beneath a window overlooking the rear garden. There is space for a cooker with a hidden extractor fan above, whilst a white tile splashback finishes the space.



Located adjacent to the kitchen, the utility room features kitchen-complementary base units and offers generous storage, along with space for a freezer and plumbing for an automatic washing machine. A side window and pendant light illuminate the space whilst an external door provides convenient access to the rear garden.



The main reception room offers a spacious and comfortable living area, with a window to the front, television point and pendant lighting. The room centres around a gas fire with stone hearth and surround and oak mantel, creating a natural focal point.



From here, double doors open into a well-proportioned dining area with a central pendant light and sliding glazed patio doors to the rear garden, providing a natural flow between the living spaces.



To the first floor, the landing leads to four well-proportioned bedrooms.

The master bedroom is a generous space, featuring a front-facing window, a fitted single wardrobe and an additional storage cupboard.



It is complemented by a three-piece, pink suite, comprising a shower enclosure with bi-folding glazed doors, a vanity wash hand basin and a close-coupled w.c., with an opaque side window providing natural light. The shower area is fully tiled, with complementary tiling continuing at dado height around the remainder of the suite.



Bedroom two is another generously sized room, featuring a front-facing window and double doors opening to a useful storage cupboard.



Bedroom three is a comfortable double with a window overlooking the rear garden, while the fourth bedroom is a single room, also enjoying a rear-facing aspect, complete with a pendant light fitting and radiator.



Completing the accommodation is a three-piece family bathroom consisting of a panelled bath, pedestal wash hand basin and close-coupled w.c. The suite is finished with tiling to the splash areas and benefits from an etched rear-facing window for privacy, along with a useful airing cupboard.



The quiet patch...

The rear garden is well maintained, initially laid to shale and patio seating areas that progress onto a manicured lawn, bordered by mature shrubs and established planting.



A low timber fence exposes attractive views across privately owned wooded land beyond. Completing the outdoor space is a detached, generously sized single garage, fitted with power, lighting and an electric up-and-over door, whilst a timber gate leads onto the driveway and back to the front of the property.



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 Chorley Borough Council

The EPC rating is D

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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