

## Property Particulars

### Meadows Reach, Penwortham.



- **Stunning Detached Family Home**
- **Newly Updated, Bathrooms, Kitchen & Decor**
- **Five Great Size Bedrooms**
- **Main Family Bathroom & Downstairs Cloaks**
- **Excellent Location**
- **Tenure Being Freehold**
- **Three Bedrooms With En Suite Facilities**
- **Contemporary Dining Kitchen With a Selection Bosch Appliances**

### **Guide Price £470,000**

A stunning executive detached family home, set in the most sought after location of Higher Penwortham. This freehold property has five bedrooms, spacious lounge, second sitting room, amazing contemporary kitchen and dining, adjacent conservatory, three bedrooms having en facilities, main family bathroom and downstairs cloaks, all recently replaced to a very high standard. There is ample parking on approach to the integral double garage and a sunny enclosed rear garden. The property has been modernised by the current owner offering a beautiful glass and oak staircase, Bosch appliances to a very well equipped contemporary kitchen and quality fixtures and fitting throughout. Outstanding local schools, local amenities, bus routes and services. Viewing is essential.

### Entrance Hall -

A stunning first impression with porcelain tiled flooring, oak and glazed panel staircase to the first floor and quality wooden internal doors. Door accessing the integral double garage.



### Downstairs Cloaks WC -

A newly replaced two piece suite comprising, wash hand basin set on vanity unit, low suite WC half tiled elevations, porcelain tiled flooring, opaque uPVC double glazed window to the front.

### Lounge - 16' 7" x 14' 8" (5.05m x 4.47m)

A bright and spacious formal lounge with uPVC double glazed French door and window to the rear sunny garden, marble fire place, inset and hearth, radiator, ceiling and wall lights.



### Sitting Room - 11' 0" x 10' 5" (3.35m x 3.17m)

A fabulous second sitting being adjacent to the kitchen, with porcelain tiled flooring, three uPVC double glazed mullion style windows to the front elevation, ceiling light and radiator.

### Kitchen/Diner - 19' 1" x 11' 9" (5.81m x 3.58m)

A quality contemporary kitchen in white gloss, with tasteful granite contrasting working surfaces and complimenting part tiled elevations, concealed downlights and LED kick space lights, spot lights to ceiling, porcelain tiled flooring, a great selection of Bosch integrated appliances comprising, electric oven, microwave, induction hob, there is an extractor above the hob, larder fridge and integrated freezer, dishwasher and plumber for washing machine, under-slung one and half stainless steel sink units with carved granite drainer.





### Dining area -

Where there is a bank of kitchen units, door access to the rear and patio doors to the conservatory.

### Conservatory - 14' 6" x 8' 8" (4.42m x 2.64m)

Being uPVC double glazed and brick built constructed, tiled flooring, double doors opening on to the garden.



### First Floor Landing -

A great size landing with oak and glazed balustrade, ceiling lights, quality wooden doors off, loft access point to a centrally boarded loft, storage cupboard.

### Bedroom One - 13' 2" x 11' 7" (4.01m x 3.53m)

A great master bedroom with a selection of built-in wardrobes to one wall, two uPVC double glazed windows to the front elevation, ceiling light, radiator and door to the en suite.



### Master En Suite -

A newly replaced three piece suite comprising, low suite WC, wash hand basin set in a useful vanity unit, large step in shower with glazed screening, uPVC double glazed opaque window to the front.

### Bedroom Two - 11' 8" x 11' 5" (3.55m x 3.48m)

Another good double with a uPVC double glazed window to the rear elevation, radiator ceiling light. The vanity area is great with a wash hand basin set on a contemporary vanity unit where there is a door accessing the Jack and Jill bathroom.



**En Suite -**

With a recently replaced two piece suite comprising, low suite WC and a panelled bath with a shower attachment and tastefully part tiled elevations, laminate flooring and an opaque uPVC double glazed window to the rear, extractor fan and heated towel rail.



**Bedroom Three - 11' 8" x 10' 6" (3.55m x 3.20m)**

Another great double bedroom with uPVC double glazed window to the rear elevation, ceiling light, radiator. There is a vanity area having a wash hand basin set on a contemporary vanity unit and door access to the Jack and Jill bathroom.



**Bedroom Four - 14' 8" x 9' 9" (4.47m x 2.97m)**

A great size double with a selection of fitted wardrobes to one wall, uPVC double glazed window to the front elevation, radiator and ceiling light.



**Bedroom Five - 9' 8" x 7' 9" (2.94m x 2.36m)**

With uPVC double glazed window to the rear elevation, ceiling light and radiator.



**Family Bathroom -**

With a recently replaced three piece bathroom suite comprising, panel bath with shower attachment, wash hand basin set in vanity unit and low suite WC. Half tiled elevations, extractor fan and heated towel rail, opaque uPVC double glazed window to the front.

**Loft -**

A very well adapted space with central flooring, water cylinder, great storage space.

**Outside -**

To the front there is ample parking for several vehicles on approach to the integral double garage. There is also an open plan lawn garden.

**Rear Garden -**

To the rear of the property there is a generous size patio great for alfresco dining or entertaining friend and family. The central lawn garden has flower bed borders and there is secure access to each side of the property. Sunny aspect and fully enclosed.



**Double Integral Garage -**

With two up and over doors, wall mounted boiler, power, light and plumbing for washer.

**Disclaimer -**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

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