

## Property Particulars

### **2, Carnoustie Court, Penwortham.**



- **Stunning Detached True Bungalow - Newly Updated**
- **Stylish Contemporary Fitted Dining Kitchen**
  - **Very Versatile Accommodation**
  - **Generous Plot**
- **Three Good Bedrooms**
  - **Large Lounge**
- **Three Piece Shower Room & Additional Cloaks WC**
- **Gas Central Heating & uPVC Double Glazing**
- **South Facing Rear Garden**

**£375,000**

A fabulous size detached true bungalow in a great size established plot, in Higher Penwortham. Recently updated with quality decor, internal doors, new floor coverings and a quality fitted dining kitchen. A most versatile property with three good size bedrooms, a very spacious lounge and a recently newly fitted kitchen and dining room. Bedroom two is stylishly designed as a dressing room, although can still fit a double bed, There is a spacious entrance porch and hallway, with lots of storage. The kitchen has a great range of quality integrated appliances and offers lots of room for formal dining. There is parking for five vehicles and a detached double garage. There is a modern three piece shower room and a further separate WC. The gardens are generous and are all around, having some brick built walls enclosing as well as fencing and Beech hedging. The rear garden is south facing and a

is real sun trap. The property has gas central heating and uPVC double glazing and of Freehold tenure. Viewing is essential to fully appreciate the size, setting and location of this lovely home. Easy access to Penwortham's vibrant district centre and all the excellent local services, amenities, and outstanding local schools.

#### **Entrance Porch -**

Being brick built and uPVC double glazed constructed with quarry tiled flooring, door to the front and wooden door with small window and side panel entering the hallway.

#### **Entrance Hallway -**

A great size with beautiful wooden internal doors, two ceiling light and two large cupboards.



#### **Lounge - 17' 2" x 11' 9" (5.23m x 3.58m)**

A stunning bright and spacious lounge with a uPVC double glazed windows to the front and side elevations, electric fire set in a limestone inset, hearth and surround. Glazed wooden framed double doors to dining area, two ceiling lights and two radiators.



#### **Kitchen/Diner - 22' 0" x 8' 4" (6.70m x 2.54m)**

A great space with a well equipped newly fitted kitchen with an extensive range of wall, drawer and base units and stylish quartz working surfaces, having a carved quartz drainer and seamless continuation as splash backs and a mitred finish to the window sill. The integrated appliances are Bosch induction hob and extractor with a Bosch electric oven beneath. integrated Neff dishwasher, Haier washing machine, and large stainless steel Haier American style fridge freezer. There are two deep larder cupboards cleverly designed for tea and coffee preparation and another with space to conceal a microwave and houses the central heating boiler. There is LVT flooring, spot lights and concealed display lighting, uPVC window to the side. - Opens to formal dining. Allowing space for a six or eight seater dining table, uPVC double glazed patio doors to the side patio area, ceiling light pendant feature radiator and TV point.





#### **Cloaks WC -**

With a two piece suite comprising, low suite WC, wash hand basin, heated towel rail and opaque uPVC double glazed window to the side.

#### **Shower Room -**

A contemporary shower room with a three piece suite comprising, glazed shower area with a mains shower, two shower heads, one fixed rainwater effect and a second adjustable head, being fully tiled, as is the whole room and tiled flooring. There is a concealed cistern WC and a wash hand basin set on a fabulous vanity unit with lots of storage and a wall mounted unit with illuminated mirror. There is a heated towel rail, spot lighting and an opaque uPVC double glazed window to the side.



#### **Bedroom One - 13' 1" x 9' 10" (3.98m x 2.99m)**

A lovely master bedroom, with uPVC double glazed patio doors overlooking the sunny and private rear garden, ceiling light, radiator and a large double built-in wardrobe with spacious top box storage. TV aerial point.

#### **Bedroom Two - 11' 1" x 9' 10" (3.38m x 2.99m)**

A stunning bedroom currently utilised as a stylish bespoke dressing room, designed and installed by Primero of Preston. With a range of built in wardrobes to one wall with a concealed central vanity area having a mirrored unit, glass display shelves and three drawers. There is sensor lighting on opening the sliding mirrored doors. There is a further built in unit with for large drawers, the top being an internally lit glazed display cabinet. There are then large glazed shelves with antique effect mirrored background with lighting. Still with plenty of room for a double bed, TV aerial point and a uPVC double glazed window to the rear, radiator.



### Bedroom Three - 10' 0" x 8' 4" (3.05m x 2.54m)

Another double bedroom, currently used as a home office and having a spacious double built-in wardrobes with top boxes, two side windows. There is a radiator, ceiling light and TV aerial.



### Outside -

Being set with gardens all around, a large front and side lawn garden a spacious long patio to the side, a rear south facing garden with a further side lawn and a quality tall brick built walls and gated access, personal door to the garage.

### Front & Front Side -

A beautiful set garden with pathway approach from Carnoustie Court where there is lawn garden to one side with secure rear gated access and a large corner garden mainly laid to lawn with a great selection of established plants and shrubs and a stunning wisteria. From here there is secure gated access to the rear and pathway leading to the driveway. There is mature Beech hedges.





### Rear Side -

There is large paved patio which leads to the rear garden, perfect for potted plants and adjacent to the French doors from the kitchen.



### Rear Garden -

Being fully enclosed and of a private and south facing aspect, so a great sun trap. Central lawn area, patio area and a great selection of established plants and shrubs,. There is a further lawn garden with a lovely brick built wall enclosing and from here personal door access to the double garage. Beautiful and fragrant honeysuckle and other climbing Clematis.



### Double Detached Garage -

A spacious detached double garage with power and light and remote controlled electric garage door. lots of driveway parking to a well maintained paved area plenty of room for five vehicles and can easily accommodate a motor home.



### Additional information -

Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a Connected Person as defined by that act.

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