

Property Particulars

Egerton Road, Ashton-On-Ribble.



- **Stunning Contemporary Detached Family Home**
- **Arranged Over Three Floors**
- **Four Double Bedrooms**
- **Great Family Room With Well Equipped Kitchen, Utility & Pantry**
- **Excellent Sought After Location**
- **Almost 2000 Sq Ft Of Fabulous Accommodation**
- **Three En Suite & Cloaks WC**
- **Sitting & Dining With Breakfast Area**
- ***South Facing Rear Garden**

£445,000

A stunning contemporary executive build detached family home, set on one of the most desirable roads in Ashton. This amazing property is arranged over three floors and offers exceptional accommodation, almost 2000sq ft in total of spacious, well designed and versatile living. Set within a small hamlet of stylish architecturally designed homes and benefits from, four double bedrooms, spacious formal lounge and home office, three en suite bathrooms and a cloaks WC, amazing lower ground floor family room with areas to sit, dine and cook, in the fabulous contemporary well equipped fitted kitchen with utility room and most useful pantry room. From here there are bi-folding doors opening on to the south facing rear garden, perfect for families and entertaining. The rear garden is fully enclosed and there is parking to the front of the property. Close to excellent local amenities, main roads and bus routes, great local schools and easy motorway connectivity. Viewing is essential to fully appreciate this most outstanding home.

Entrance Hall -

Stunning first impression with staircase to the lower ground floor, and staircase to the first floor, quality wooden doors off, radiator and three ceiling light, composite door to the front elevation.



Formal Lounge - 20' 6" x 13' 1" (6.24m x 3.98m)

Currently utilised as a spacious home office and snug, a very luxurious space with a thermally efficient double glazed windows to the front and rear elevations. Radiator and spot lights to ceiling.



Ground Floor Bedroom Three - 11' 6" x 9' 10" (3.50m x 2.99m)

Great sized double bedroom with a thermally efficient double glazed window to the front elevation, radiator and ceiling light, wooden door to the en suite.



En-suite Jack & Jill -

With a three piece suite comprising, low suite RAK W.C., RAK pedestal wash hand, quadrant glazed shower compartment with a mains shower, fully tiled, tiled flooring, extractor, heated towel rail. Being accessed from the main hall in a Jack & Jill style.

Bedroom Four - 11' 0" x 7' 10" (3.35m x 2.39m)

Again being situated at ground floor level with a double glazed thermally efficient window to the rear elevation, ceiling light and radiator.



Lower Ground Floor -

Being approached from a half landing with window to the rear elevation, to the Family Room, kitchen, Dining and Utility room, Pantry room and Cloakroom W.C.

Kitchen/Breakfast Room - 11' 4" x 6' 9" (3.45m x 2.06m)

A stunning quality fitted kitchen in high gloss light grey with a range of integrated appliances, Neff double electric oven, Neff induction hob with Neff canopied extractor hood above, Neff microwave oven, larder fridge and larder freezer, integrated dishwasher, one and a half stainless steel sink unit and drainer, mixer tap over.



Utility room -

A great space with the same quality units, working surfaces, integrated washer dryer, radiator, shelf units and door to the pantry room.



Family Room, Living and Dining - 20' 8" x 13' 1" (6.29m x 3.98m)

A great space being flooded with natural light from double glazed bi-folding doors accessing the rear enclosed south facing garden. Spot lights to the ceiling, radiators. Plenty of room for lounge and formal dining.



Cloakroom W.C. -

With a two piece RAK suite, ceiling light and extractor.



Second Floor -

With wooden doors off, ceiling light.

Bedroom One - 14' 5" x 13' 1" (4.39m x 3.98m)

A great size master bedroom with picture window to the front elevation, ceiling light, radiator, wooden door to the en suite.



En-suite -

A very generous size en suite with a four piece suite comprising, concealed cistern W.C., wash hand basin, panelled bath and quadrant glazed shower, with mains shower and being fully tiled, tiled flooring, and tiled elevations to the RAK sanitary ware. Velux window to the roof heated towel rail.

Bedroom Two - 11' 6" x 10' 2" (3.50m x 3.10m)

Another great double bedroom situated on the second floor with a thermally efficient double glazed window to the front, step in cupboard, radiator, ceiling light and door to en suite.



En-suite -

A spacious en suite with a RAK three piece suite comprising, quadrant glazed shower compartment with mains shower and being fully tiled, concealed cistern W.C. Wash hand basin, fully tiled to suite, Velux window to the roof, heated towel rail, extractor fan.

Outside -

To the front of the property there is driveway parking and steps down to the rear garden by secure gate access.

Rear Garden -

A beautifully designed and planned rear garden with great areas for entertaining easily accessed via the bi-folding door from the family room, there is a lawn area and two decked patio areas, ideal for alfresco dining or entertaining family and friends.



Disclaimer –

The information displayed about this property within these particular 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.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm