

Property Particulars

Oak Close, Penwortham.



- **Detached Family Home in Excellent Setting & Location**
- **Two Reception Rooms**
- **Family Bathroom**
- **Great Plot Size**
- **Viewing Essential**
- **Four Double Bedrooms**
- **Contemporary Well Equipped Kitchen**
- **En Suite & Downstairs Cloaks WC**
- **Large Enclosed Rear Garden**

£439,950

A fabulous modern detached family home situated in a very select private development of just five detached homes. Sitting in a very generous plot this immaculate property offers, four double bedrooms, en suite, family bathroom and a downstairs cloaks, two spacious reception rooms and a contemporary well designed and well equipped kitchen. There is an integral garage adjacent to the large side garden area which may be suitable for an extension subject to any necessary planning necessary. There is plenty of driveway parking and a great size fully enclosed rear garden. The property is filled with quality fixtures and fittings throughout and is within outstanding school catchment areas, as well close proximity to Penwortham's vibrant high street and all the excellent local services and amenities offers there. Viewing is essential to fully appreciate the size, setting and standard of finish this wonderful has to offer.

Entrance Hall -

With uPVC double glazed door to the front, lovely oak wooden flooring, radiator, ceiling light, stairs to first floor, doors off.



Downstairs Cloaks WC -

With a low suit W.C. and wash hand basin. Wooden flooring and an opaque uPVC double glazed window to the front.

Lounge - 14' 4" x 12' 2" (4.37m x 3.71m)

A beautiful lounge with uPVC double glazed French doors overlooking and accessing the rear garden, gas fire with a stylish mantel surround, ceiling light, radiator.



Dining Room - 11' 3" x 9' 2" (3.43m x 2.79m)

A spacious room accessed by double doors from the entrance hall, uPVC double glazed window to the front, radiator and ceiling light.

Kitchen - 15' 0" x 10' 5" (4.57m x 3.17m)

A well designed contemporary kitchen with a range of wall, drawer and base units with contrasting working surfaces, one and a half sink unit and drainer, induction hob with extractor hood, electric oven, integrated dishwasher and washing machine, fridge freezer, laminate flooring, uPVC double glazed windows to the side and rear and door to the side.



First Floor Landing -

With loft access point, ceiling light and doors off.

Bedroom One - 16' 2" x 12' 5" (4.92m x 3.78m)

A lovely master bedroom with quality fitted wardrobes, uPVC double glazed window to the front, radiator, ceiling light and door to en suite.



En suite -

With a three piece suite comprising, double size glazed shower enclosure with mains shower and tiled elevations, half tiled to remaining suite, low suite W.C. pedestal wash hand basin, opaque uPVC double glazed window to the front.

Bedroom Two - 16' 3" x 9' 0" (4.95m x 2.74m)

Another great size double with uPVC double glazed window to the front. built in cupboard housing hot water cylinder, radiator and ceiling light.



Bedroom Three - 12' 4" x 9' 2" (3.76m x 2.79m)

A good double with quality fitted wardrobes to one wall, uPVC double glazed window to rear, radiator and ceiling light.



Bedroom Four - 12' 5" x 9' 0" (3.78m x 2.74m)

A double bedroom with uPVC double glazed window to the rear, ceiling light and radiator.



Family Bathroom -

With a stylish three piece suite comprising, low suite W.C. wash hand basin and panelled bath with profile glazed screening and mains shower over, tiled elevations, opaque uPVC double glazed window to the rear and heated towel rail.



Outside -

Being set in a generous plot with a great size side area ideal for extension or additional garaging, subject to any necessary planning approval.

Front garden -

With driveway parking on approach to an integrated garage, open plan lawn garden. And side secure gated access.



Rear Garden -

A fabulous size garden being fully enclosed and sunny, mainly laid to lawn with a great size patio perfect for alfresco dining or entertaining friends and family.



Garage -

Integrated garage with up and over door, power and light.

Disclaimer -

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.

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, safe and expedient manner.

Opening Hours Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm.