

## Maria B Evans Estate Agents Limited

**7 Asland Drive, Mawdesley L40 3AE**

**Offers in the region of £410,000**



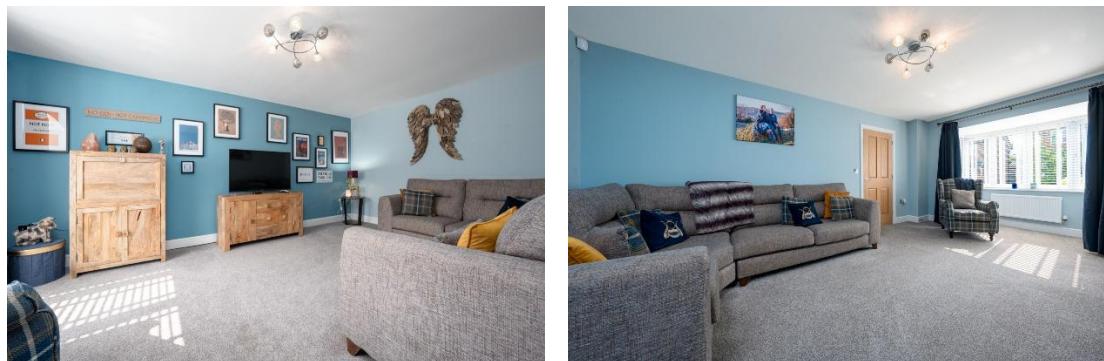
- Charming four-bedroom, detached property in Mawdesley
- Immaculately and tastefully presented family home
- Welcoming entrance hallway
- Spacious reception room
- Contemporary dining kitchen with bi-folding doors across the rear
- Kitchen complementary utility room
- Stylish two-piece w.c. to the ground floor
- Laundry room and garage space for storage
- Four spacious double bedrooms to the first floor
- The master bedroom serviced by a three-piece en suite
- Modern four-piece family bathroom
- Parking for two vehicles on a block-paved driveway to the front
- South-west facing rear garden laid to lawn and sandstone patio

A superb family residence, 7 Asland Drive is ideally situated for easy access to the village and family living, located close by to local shops, picturesque countryside walks and within the catchment for renowned schools. Inside, a welcoming hallway leads to well-proportioned living spaces including a spacious reception, a dining-kitchen with complementary utility room and a stylish two-piece w.c. The former single garage has been partially converted to a laundry room with storage space for bikes and equipment. Upstairs, there are four generously sized bedrooms- the master featuring a three-piece en suite- along with a beautifully appointed four-piece family bathroom.

### **Welcome home...**

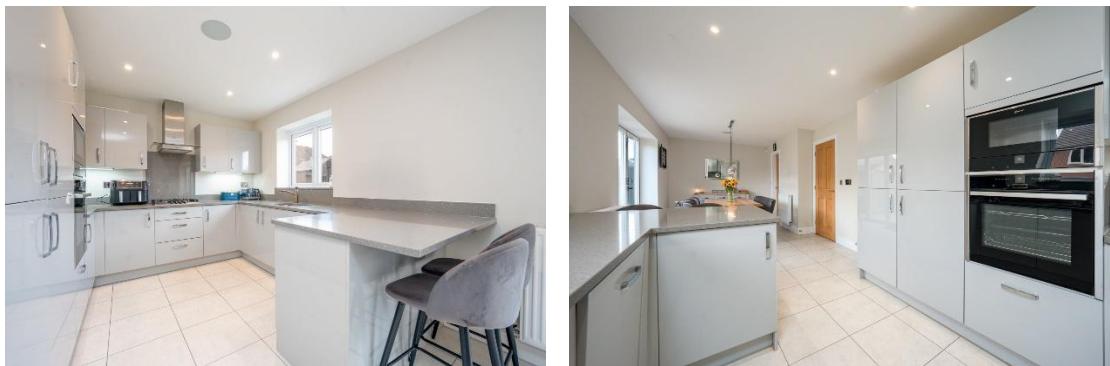
The inviting and bright entrance hall grants access to the ground floor accommodation and features an oak spindle staircase to one side which is equipped with both discreet handless storage cupboards and a walk-in understairs storage space for neatly tucking away shoes and coats.

Bearing to the left, the spacious, yet cosy, reception room unfolds with a feature bay window to the front of the property, television point to the corner and pendant light illuminating from above- a perfect spot for enjoying movie nights in.



### **Dish it out...**

The contemporary dining kitchen extends across the width of the rear and is well-appointed with tasteful, grey-coloured wall and base units which are topped with a quartz counter and upstand. These are equipped with a range of Neff integrated appliances, including an eye-level oven and grill and combination microwave, refrigerator-freezer, dishwasher and five-point gas hob with extractor hood over. A one-and-a-half bowl sink unit is positioned in front of a window to the rear whilst the counter extends to one side providing breakfast bar seating for informal, quick meals.



A naturally light-filled space, the dining area also features bi-folding doors across the rear displaying views of the rear garden and creating a fantastic area to entertain and gather. White amtico flooring is fitted throughout the space and continues into the kitchen-complementary utility which is also complete with a sink unit and has external access through a side door.



### **The wash stop...**

The ground floor w.c. holds a stylish two-piece suite, comprising of a close coupled w.c. and a pedestal wash hand basin with monobloc tap, all fitted upon amtico flooring. Also off the hall, the former single garage has been partially converted into a convenient laundry room. This is laid with a decoratively tiled flooring and fitted with a base unit to house plumbing for an automatic washing machine and venting for a tumble dryer whilst a cupboard above contains the gas boiler. This room is complete with further storage, an extractor fan and access through to the garage. This is equipped with up-and-over-doors and light.



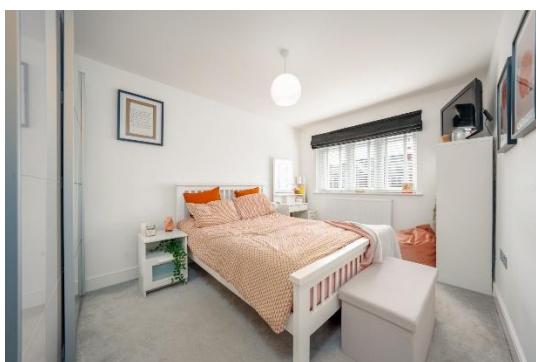
## Rest assured...

The bright and spacious design of the ground floor continues to the first with a capacious landing granting entry to all four good-sized bedrooms and family bathroom through oak panel doors.

The master bedroom is positioned to the front of the home and offers much space for a double bed, a television point and fitted wardrobes with mirrored fronts to one corner. The adjoining modern en suite is fully tiled in a light grey and includes a cubicle shower with monsoon head behind glazed doors, a vanity wash hand basin and mirror and a close coupled w.c. Finishing touches include a chrome heated towel rail, recess downlights and an extractor fan above.



The second bedroom also contains a window to the front, is a spacious double and is also equipped with a television point.



Bedrooms three and four have windows overlooking the rear, space for a double bed and a television point.



Serving these bedrooms, the family bathroom is stylishly tiled all around and includes both a panel bath with hand shower and a separate cubicle shower, complete with a monsoon head and glazed doors, providing the perfect setting for complete relaxation. The suite further comprises of a pedestal wash hand basin, close coupled w.c., a fitted cupboard with mirrored front, chrome heated towel rail and extractor.



### Garden delights...

The rear garden offers a combination of sandstone patio- ideal for al fresco dining- and a generous lawn area. Timber fencing encloses the space, whilst planted sleepers create an L-shape to one corner of the garden, adding a splash of colour to the greenery. Providing easy maintenance, there is ample scope for enthusiastic gardeners to personalise or enjoy the space as is. With access down both sides to the front and plenty of space for a storage shed, this garden is both practical and inviting.



To the front, there is parking for two vehicles on a block-paved driveway whilst the rest of the space is laid with a neat lawn enhanced by mature shrubbery.



**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 B**

**The Council Tax Band is F**

**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.