



LAWRENCE ROONEY
ESTATE AGENTS

17 Meadows Reach, Penwortham,
Preston, Lancashire PR1 0XG

£495,000

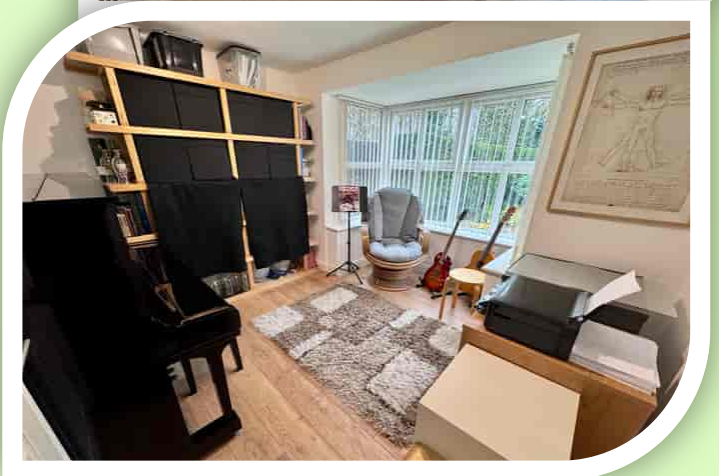
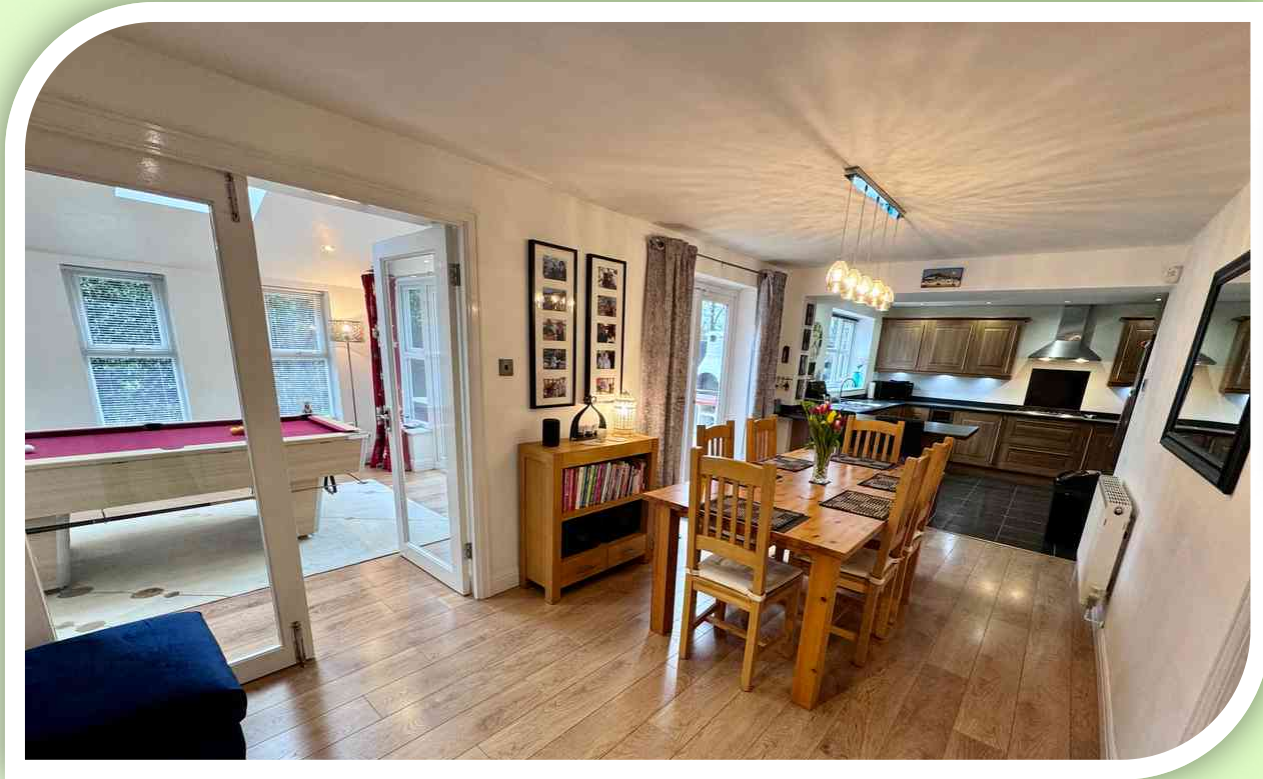
17 Meadows Reach, Penwortham, Preston, Lancashire, PR1 0XG

This outstanding detached property has been skillfully extended to create a stunning and versatile family home located within this highly sought after development.

- Outstanding Family Home
- Skilfully Extended Modern Detached
- Five Bedrooms
- Two En-Suites & Bathroom
- Secluded Corner Plot
- Four Reception Spaces
- Stunning Family/Garden Room
- Beautifully Presented
- Council Tax Band D

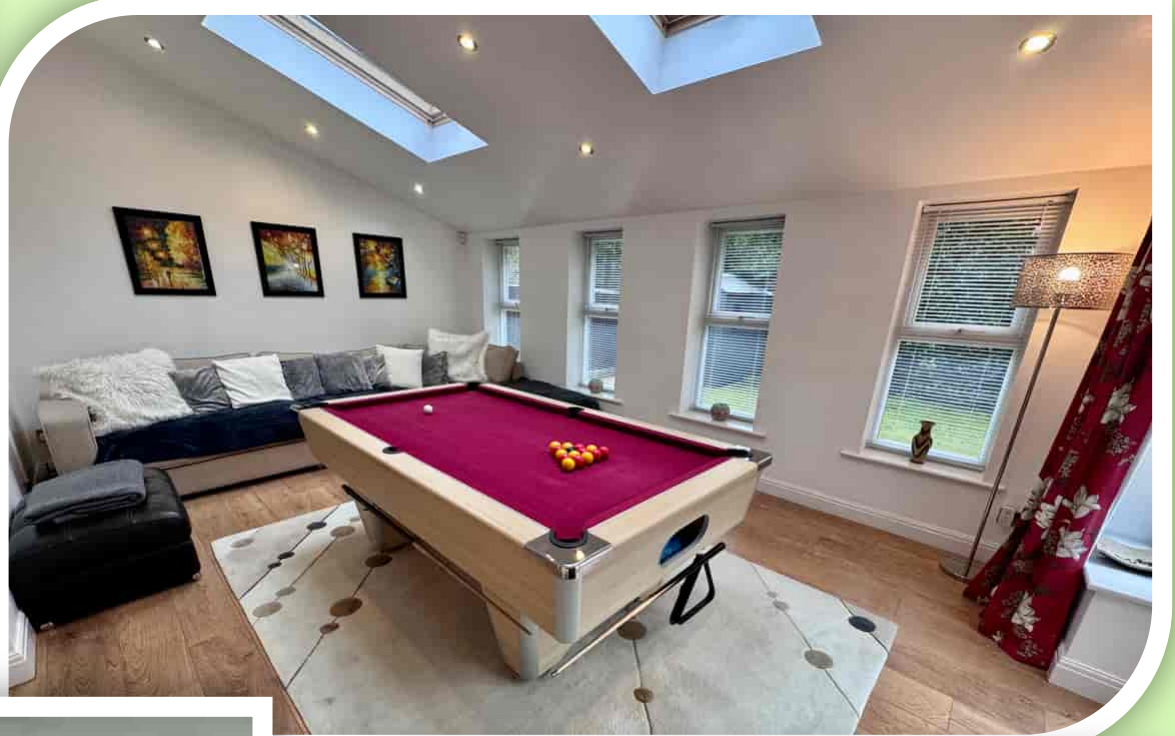
This outstanding detached property has been skillfully extended to create a stunning and versatile family home located within this highly sought after location. Tucked away in a secluded corner of a cul-de-sac forming part of this popular residential development this property is ideally placed for access to the many amenities of Penwortham, reputable schools and the transport networks. The beautifully presented living and private spaces are set over ground and first floors arranged in a flowing floor plan just perfect for modern day family life, briefly comprising: entrance porch, hallway, lounge, dining room open plan into a modern breakfast kitchen, bay fronted sitting room or study, stunning family/garden room, utility room, cloakroom, integral garage, most impressive main bedroom with fitted wardrobes and a five piece en-suite shower room, second double bedroom with an en-suite shower room, a further three bedrooms and a family bathroom. Outside the extensive driveway offers off road parking for several vehicles, low maintenance front garden and to the rear a fully enclosed garden with patio. This property is warmed via a gas fired central heating system and benefits from double-glazing through. An internal inspection is highly recommended to fully appreciate very impressive detached property





GROUND FLOOR

Access to the property is taken via the entrance porch and into the lounge. This comfortable lounge is the perfect relaxation space having a front window, coving, radiator and a wooden flooring. To the rear of the property the open plan layout offers spaces for relaxation, cooking, entertaining: a dining area has wooden flooring, radiator, a set of French doors open into the family room and a further set open out onto the rear patio. The breakfast kitchen is fitted with an extensive range of modern units, contrasting work surfaces with breakfast bar to complement, inset sink/drainer, Neff five ring gas hob with extractor canopy over, built in Neff double oven, integrated dishwasher, space for an American style fridge/freezer, tiled floor, radiator and rear window. From the kitchen there is a versatile sitting room or study with a bay window and wooden flooring. A rear extension is a stunning multi purpose space currently a games room having four rear windows, two Velux roof lights and a set of side French doors open out onto the rear patio. Off the dining room is a useful utility room fitted with work surface, inset sink/drainer, space for laundry appliances and access to the garage and W.C.





FIRST FLOOR

Across the first floor the private spaces comprise, five bedrooms, two en-suites and a family bathroom. The extremely spacious main bedroom has expertly fitted wardrobes and two rear windows. Access to a five piece en-suite with two frosted front windows comprising a step in shower cubicle, his and hers sinks, bidet and a low level W.C. The second double bedroom has access to a three piece en-suite shower room. Three further bedrooms and a three piece family bathroom complete the accommodation.

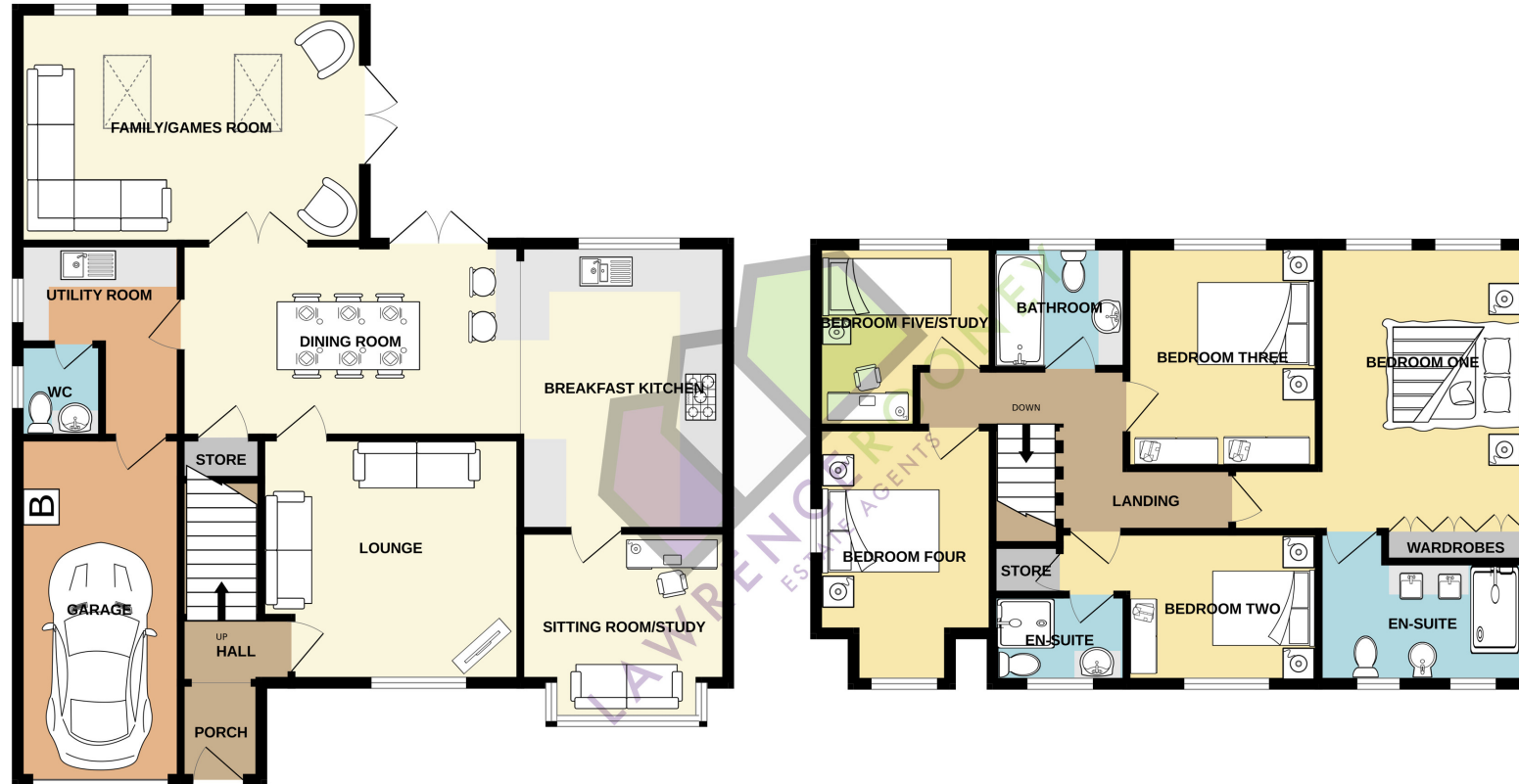


OUTSIDE

To the front the extensive driveway offers ample off road parking and access to the integral garage. Low maintenance garden area and mature hedging to the boundaries. At the rear the fully enclosed garden is laid to lawn, gravel segments, paved patio area, paved pathways and fencing to the boundaries.

GROUND FLOOR

1ST FLOOR

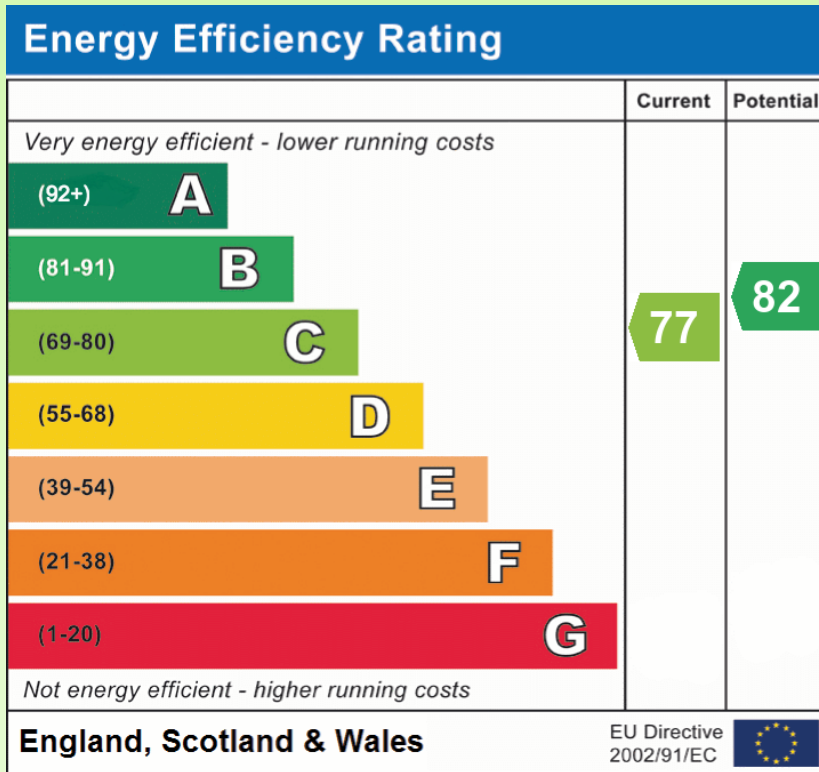


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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