

FREEHOLD



House - Detached

# 47 EMELIA DRIVE, PRESCOT, L34 1AX

Asking Price

# £415,000

## FEATURES

- Four-bedroom detached family home
- Close to Prescot town centre and Cables Retail Park
- Electric car charging point
- Stylish high-gloss kitchen with integrated appliances
- Principal bedroom with en-suite
- Landscaped garden
- Integral garage and driveway parking for two vehicles
- Principal bedroom with fitted wardrobes and en-suite
- Attractive double-fronted bay window design



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# 4 Bedroom House - Detached located in Prescot

This exceptional four-bedroom detached 'Henley' residence offers an outstanding blend of contemporary style, generous living accommodation and high-quality finishes, making it an ideal family home. Occupying a substantial plot with attractive open aspects, the property enjoys an enviable position within this sought-after modern development.

Anwyl designed with both modern family living and entertaining in mind, the property boasts an attractive double-storey bay frontage that creates an impressive first impression. Internally, the spacious lounge to the front of the property provides an elegant and relaxing living space, while the heart of the home is undoubtedly the expansive open-plan kitchen, dining and family area.

Finished to an exceptional standard, the stylish high-gloss kitchen features premium worktops, integrated appliances including double oven, hob, extractor, fridge freezer and dishwasher, with French doors opening directly onto the beautifully landscaped rear garden, seamlessly connecting indoor and outdoor living.

The ground floor is further complemented by a separate utility room and convenient cloakroom/WC.

To the first floor, there are four well-proportioned double bedrooms. The impressive principal suite benefits from fitted wardrobes and a luxurious en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom with contemporary fittings, fully tiled walls and a separate shower area.

Externally, the property continues to impress with landscaped gardens to both the front and rear, providing excellent outdoor space for relaxation and entertaining. A private driveway offers off-road parking for two vehicles.

Ground Floor

Entrance Hallway

A welcoming entrance hallway providing access to the principal ground floor accommodation, with staircase rising to the first floor and useful understairs storage.

Living Room – 18'2" x 10'11" (5.54m x 3.33m)

A spacious and well-proportioned reception room positioned to the front of the property, featuring a charming bay window that floods the room with natural light. Offering ample space for a range of lounge furniture, this room provides the perfect setting for both relaxing and entertaining.

Dining Room – 14'6" x 10'7" (4.42m x 3.23m)

Located to the rear of the property, the dining room offers excellent space for family dining and entertaining. French doors provide direct access to the rear garden, creating an ideal indoor-outdoor living space.

Kitchen – 11'10" x 8'6" (3.61m x 2.59m)

Fitted with a range of wall and base units incorporating work surface areas, the kitchen offers space for appliances and enjoys a practical layout. Conveniently positioned adjacent to the dining room, making it ideal for family living.

Utility Room – 6'4" x 5'4" (1.93m x 1.63m)

A useful addition providing further storage and laundry facilities, with external access to the rear garden.

Downstairs WC

Comprising a low-level WC and wash hand basin, conveniently located off the hallway.

Garage

An integral garage providing secure parking, storage or potential for conversion (subject to any necessary permissions).

## First Floor

### Landing

A spacious landing area providing access to all first-floor rooms and useful built-in storage cupboards.

### Bedroom One – 16'8" x 10'11" (5.08m x 3.33m)

An impressive principal bedroom positioned to the front of the property, benefiting from fitted wardrobes and ample space for additional bedroom furnishings.

### En-Suite – 9'2" x 6'4" (2.79m x 1.93m)

A generous en-suite shower room comprising shower enclosure, wash hand basin and WC.

### Bedroom Two – 14'8" x 8'3" (4.47m x 2.51m)

A spacious double bedroom overlooking the rear aspect, offering excellent proportions and versatility.

### Bedroom Three – 12'1" x 9'4" (3.68m x 2.84m)

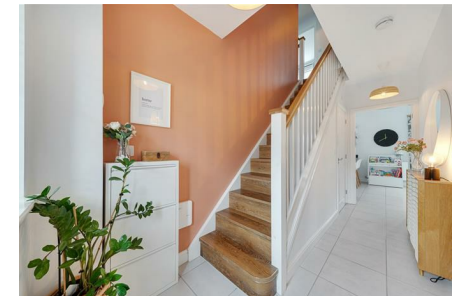
A well-sized third bedroom with space for a double bed and associated furniture, ideal as a guest bedroom or children's room.

### Bedroom Four – 10'5" x 9'2" (3.18m x 2.79m)

A versatile fourth bedroom which could also be utilised as a home office, nursery or dressing room.

### Family Bathroom – 8'5" x 6'11" (2.57m x 2.11m)

A modern family bathroom fitted with a panelled bath, wash hand basin and WC, serving the remaining bedrooms.





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Council Tax Band



**Ground Floor**  
 Approximate Floor Area  
 606 sq.ft  
 (56.30 sq.m)

**First Floor**  
 Approximate Floor Area  
 701 sq.ft  
 (65.13 sq.m)

**Approx. Gross Internal Floor Area 1307 sq. ft / 121.43 sq. m (Excluding Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

