



**1 CHESMERE CROFT, CHESMERE DRIVE**

**PENWORTHAM, PRESTON, PR1 0RG**

Offers Over

**£625,000**



## Key Features

- Executive Detached Bungalow Constructed By Helm Builders
- Two Generous Reception Rooms
- Stunning Bespoke Dining Kitchen
- Three Double Bedrooms With Fitted Wardrobes
- En Suite & Main Bathroom
- Close to the Vibrant Village Centre
- Great Setting & Layout
- Good Size Plot All Around
- Detached Double Garage & Lots Of Driveway
- Viewing Comes Highly Recommended

## Property Summary

A rare opportunity to acquire this exceptional detached true bungalow constructed by Helm Builders, occupying a peaceful and highly sought-after setting on a private road, whilst remaining just a short distance from the excellent amenities, independent shops, cafés and restaurants of Penwortham town centre.

Beautifully presented throughout, this impressive home has been thoughtfully designed to offer spacious, versatile accommodation with an emphasis on comfort and quality. The property features three generous double bedrooms, each benefiting from an extensive range of fitted bedroom furniture, with the principal bedroom further enhanced by a stylish en-suite shower room.

The living accommodation is equally impressive, comprising two elegant reception rooms that provide flexible spaces for both relaxing and entertaining. At the heart of the home is a stunning bespoke dining kitchen, expertly fitted with an extensive range of high-quality cabinetry, premium integrated appliances, striking granite work surfaces and a substantial central island, creating a superb space for everyday family living and entertaining alike.

Further accommodation includes a spacious family bathroom and an impressive L-shaped reception hallway, adding to the wonderful sense of space throughout the property.

Externally, the bungalow occupies generous landscaped gardens that surround the property, providing attractive outdoor spaces to enjoy from every aspect. A substantial detached double garage, measuring approximately 18'4" x 17'9", offers excellent parking, storage or workshop potential, complemented by ample driveway parking.

Properties of this calibre, in such a tranquil yet convenient location, rarely come to the market. Internal viewing is essential to fully appreciate the outstanding presentation, spacious accommodation, generous plot and enviable setting this beautiful home has to offer. Strictly by appointment through Marie Holmes Estate Agents.

## Entrance Hallway

An 'L' shaped spacious entrance hall with good quality laminate flooring,, ceiling lights, radiator and doors off.

## Lounge

17'10" x 15'9" (5.43m x 4.80m)

Another stunning room with a double glazed window, contemporary gas fire in an impressive surround, laminate flooring, wall and ceiling lights, radiator and T.V. aerial point.

## Dining/Morning Room

12'1" x 11'7" (3.68m x 3.53m)

Being adjacent to the bespoke fitted kitchen this space is ideal as a family room. With patio doors to the side elevation, laminate flooring, radiator, ceiling light and electric sockets.

## Kitchen Diner

15'1" x 11'8" (4.59m x 3.55m)

An amazing in-frame bespoke fitted kitchen with so much attention to detail, central island unit in a contrasting complimentary colour, having an induction hob and a canopied extractor above and drawer units and granite surface providing space to dine. The remaining wall, drawer and base units benefit from black granite working surfaces which extend to back-splash areas and there are also granite sills. The range of integrated appliances are fantastic with an American style fridge freezer, Neff steam oven, Neff Fan assisted oven, one and half under-slung Franke sink unit with granite carved drainer, windows to side and rear elevation, spot lights to the ceiling.

## Master Bedroom

13'4" x 13'1" (4.06m x 3.98m)

With a top quality range of fitted bedroom furniture, a selection of wardrobes, bed-sides and dressing table with drawers and central mirror, double glazed oriel window, radiator, ceiling light and door to the en suite.

## En-Suite

With a contemporary three piece suite comprising, double size glazed shower compartment with mains shower and being fully tiled, was hand basin set in a vanity unit, low suite W.C., tiled flooring and part tiled elevations, heated towel rail and opaque double glazed window.

## Bedroom Two

13'4" x 11'8" (4.06m x 3.55m)

Another beautifully designed with top quality bedroom furniture comprising, fitted wardrobes and matching bed-sides, laminate flooring, double glazed window, ceiling light and radiator.

## Bedroom Three

11'10" x 11'9" (3.60m x 3.58m)

The third bedroom is also a double with a quality range of fitted bedroom furniture comprising, fitted wardrobes and dressing table. Laminate flooring, double glazed window and radiator.

## Family Bathroom

A stunning four piece bathroom suite comprising. low suite W.C. central fill bath, wash hand basin set in 'floating' vanity unit, quadrant shower compartment with mains shower and being fully tiled, heated towel rail, tiled elevation, opaque double glazed window.

## Outside

The property is tucked away in a quiet setting off Chesmere Drive, where there are just two executive detached bungalows. Number 1 is the first one and this is approached by a sweeping private road to a turning point and to the driving way of the property. There are open plan lawn gardens to the front and a pathway approach to the formal entrance. The driveway provides lots of parking and approached a detached double garage.





### **Detached Double Garage**

18'4" x 17'9" (5.58m x 5.41m)

A brick built detached double garage with a pitched roof, up and over door, power and light.

### **Rear & Side Gardens**

Nearest the detached double garage there is extra parking if required and then this leads to the rear garden which is mainly laid to lawn with well established and stocked borders.

### **Agents Notes**

#### **VIEWING:**

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

#### **INFORMATION:**

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

#### **PROPERTY MISDESCRIPTIONS ACT:**

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### **MEASUREMENTS:**

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### **WARRANTIES:**

The seller does not make any representations or give

any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### **GENERAL:**

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

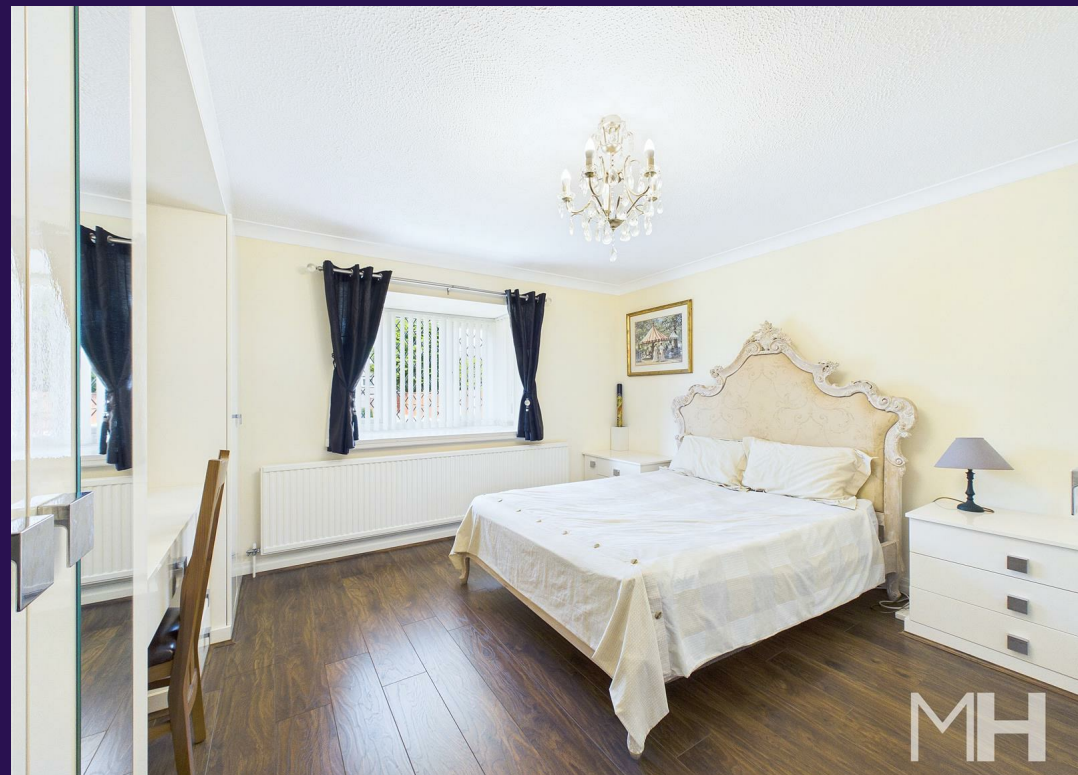
#### **NOTICE:**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### **THINKING OF SELLING?**

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







## Additional Information

**Local Authority** – South Ribble Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Tenure** – Freehold



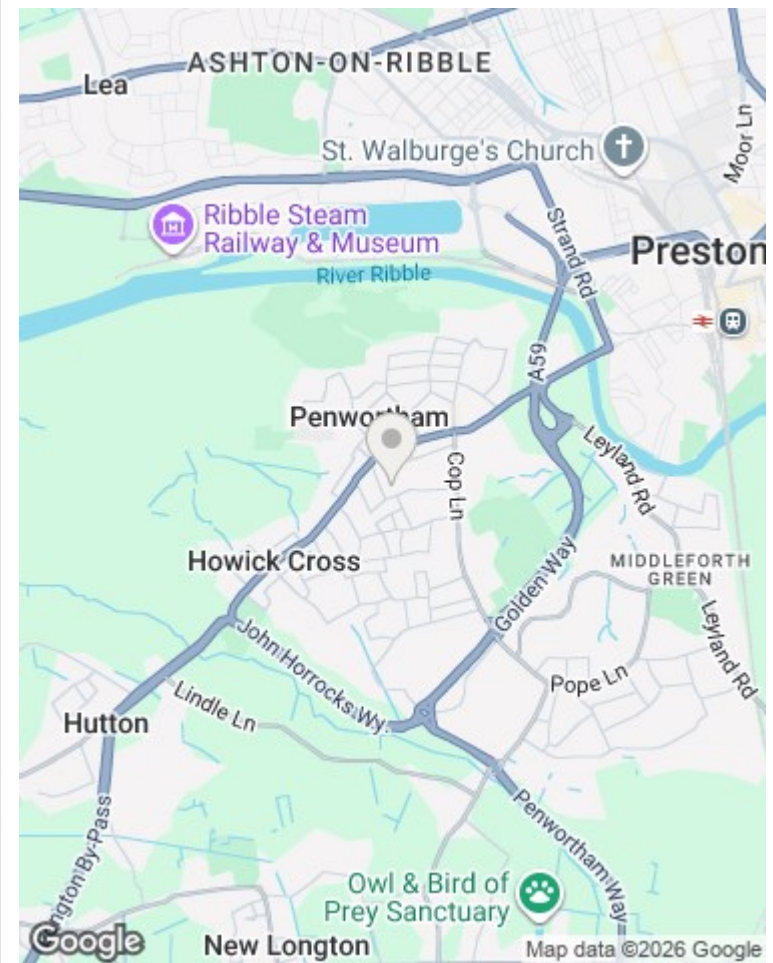


Approximate total area<sup>(1)</sup>  
164.8 m<sup>2</sup>  
1774 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**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/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	