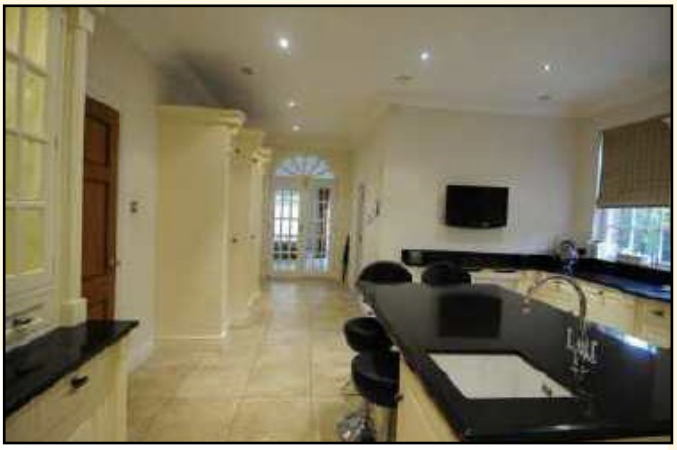
ANGELA BURNETT

PROPERTY SPECIALISTS

Whitegates, Whitegate Fold, Charnock Richard, Lancashire, PR7 5ET







POA

A sweeping driveway leads to the courtyard of this impressive detached residence which has four double bedrooms, three with en-suite facilities, four reception rooms including an L shaped conservatory, bespoke fitted kitchen and study as well as a larger than average double garage all set in extensive landscaped gardens.

ACCOMMODATION COMPRISES:
Solid wood front door with glazed panel above to:

ENTRANCE VESTIBULE
Tiled floor. Inset ceiling spotlight.

WALK IN CLOAKS CUPBOARD
Decorative leaded glazed panel above entrance door and double glazed opaque window to front. Hanging and storage space and inset ceiling spotlight.

W.C.
Decorative lead glazed panel above entrance door and double glazed opaque window to front. Fitted with a two piece Villeroy and Boch suite comprising corner wash hand basin and w.c. Walls part tiled and tiled floor. Inset ceiling spotlight.

ENTRANCE HALL
Tiered solid oak spindle staircase to first floor with understairs storage. Solid oak flooring. Two radiators with decorative timber covers. Solid oak double doors to:



LOUNGE
4.85m x 5.16m (15’11 x 16’11) (15'11" x 16'11" (49'3" x 52'6")
Two Georgian style double glazed sash windows to front and two to the side. Feature marble fire surround with marble back and granite hearth with inset living flame electric fire. Coved ceiling. Two radiators. Solid oak flooring.



STUDY
4.9m x 3m (16’1 x 9’10) (16'1" x 9'10" (52'6" x 29'6")
Two Georgian style double glazed sash windows to front. Fitted with a bespoke range furniture to include bookcases, glazed display units with drawers beneath, desk fitment and tall double door cupboard with shelving. Radiator in decorative cover. Solid oak flooring.

SNUG
4.65m x 3.1m (15’3 x 10’2) (15'3" x 10'2" (49'3" x 32'10")
Double glazed Georgian style sash window to side decorative coving. Radiator. Solid oak flooring.

From Entrance Hall part glazed double doors to:

DINING ROOM
4.14m x 3.86m (13’7 x 12’8) (13'7" x 12'8" (42'8" x 39'4")
Georgian style double glazed sash window and Georgian style glazed French doors with feature glazed arch above leading to Conservatory. Radiator. Solid oak flooring.



KITCHEN
4.93m x 5.23m extending to 8.28m (16’2 x 17’2 ext. (16'2" x 17'2" extending to 27'2" (52'6" x 55'9" ext.)
Two double glazed Georgian style sash windows to side. Bespoke fitted cream kitchen with an extensive range of wall and base units with black granite worktops and twin Belfast style sinks with mixer tap. Integrated appliances to include dishwasher, fridge, freezer and stainless steel coffee maker. Space for range style oven with extractor hood over. Central island with storage units, granite work surface with inset preparation sink having mixer tap over and integrated DeDietrich steam oven and microwave. Inset ceiling spotlights. Part tiled walls and tiled floor. Radiator. Double doors to Conservatory.



UTILITY ROOM
Fitted with complementing wall and base units with granite worktop and inset Franke sink with mixer tap. Plumbed for automatic washing machine and vented for tumble dryer. Built in walk in storage/airing cupboard housing the Worcester combi boiler. Tiled flooring. Inset ceiling spotlights. UPVC double glazed exit door with glazed panel above.

L SHAPED CONSERVATORY
10.87m x 6.6m (35’8 x 21’8) max (35'8" x 21'8" (114'10" x 68'11" max)
Eight double glazed windows to three elevations and two sets of double glazed French doors to patio and gardens. Three wall mounted tall shelving units. Wired for wall mounted T.V. Stainless steel ceiling fan. Inset ceiling spotlights and mood lighting. Tiled flooring. Three radiators.



FIRST FLOOR ACCOMMODATION:-



GALLERIED LANDING
Double glazed Georgian style sash window. Built in solid wood airing cupboard with radiator beneath set in decorative cover. Solid wood bookcase. Radiator with decorative cover. Access to loft. Solid oak flooring.



MASTER SUITE



BEDROOM
6.05m x 4.93m (19’10 x 16’2) (19'10" x 16'2" (62'4" x 52'6")
Two double glazed Georgian style sash windows to front and two to side elevation. Wired for wall mounted T.V. Inset ceiling spotlights. Two radiators. Archway to:

DRESSING ROOM
2.29m x 2.26m (7’6 x 7’5) (7'6" x 7'5" (23'0" x 23'0")
Double glazed Georgian style sash window to side.

WALK IN WARDROBE
2.39m x 1.47m (7’10 x 4’10) (7'10" x 4'10" (23'0" x 13'1")
Double glazed opaque Georgian style sash window to side. Fitted with a range of units providing hanging and storage space and drawer unit. Radiator.

EN-SUITE BATHROOM
Fitted with a four piece Villeroy and Boch suite comprising wet room style shower cubicle, Jacuzzi style bath, wash hand basin with mixer tap and low level w.c. Walls and floor fully tiled. Inset ceiling spotlights.



BEDROOM 2
4.14m x 3.86m (13’7 x 12’8) (13'7" x 12'8" (42'8" x 39'4")
Double glazed Georgian style sash windows to rear and side. Coved ceiling. Radiator.



EN-SUITE SHOWER ROOM
Opaque double glazed Georgian style sash window. Fitted with a three piece white suite comprising shower cubicle, wash hand basin and low level w.c. Fully tiled walls and floor. Inset ceiling spotlights. Ladder style heated towel rail.

BEDROOM 3
4.93m x 3.1m (16’2 x 10’2) (16'2" x 10'2" (52'6" x 32'10")
Double glazed Georgian style sash windows to side and rear. Coved ceiling. Radiator.



BEDROOM 4
4.9m x 3.07m (16’1 x 10’1) (16'1" x 10'1" (52'6" x 32'10")
Three double glazed Georgian style sash windows to front and side. Fitted wardrobe with storage above. Coved ceiling. Radiator.



JACK AND JILL BATHROOM
Accessed from bedrooms two and three. Fully fitted with a four piece suite comprising tile panelled bath with shower over, twin wash hand basins and low level w.c. Fully tiled walls and floor. Double glazed sash window. Ladder style heated towel rail.



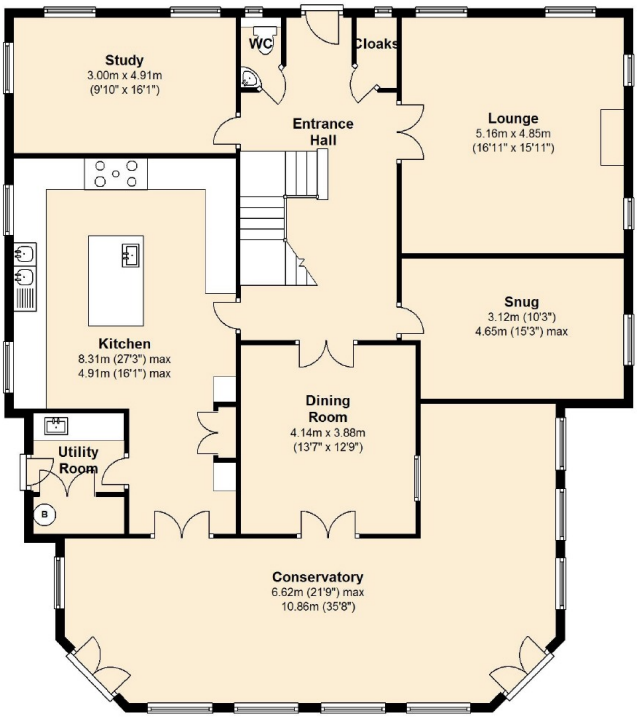
OUTSIDE:
Set in its own grounds off a private road, the property is approached via electronically operated wrought iron gates to the sweeping gravel driveway with central waterfall. Double garage with twin up and over doors, power and light and ample storage space in roof void.
The extensive landscaped gardens have lawned areas, patio areas, walkways, ornamental pond and water feature. Feature boxed hedging to front with central waterfall. The property also benefits from CCTV and security alarm system.



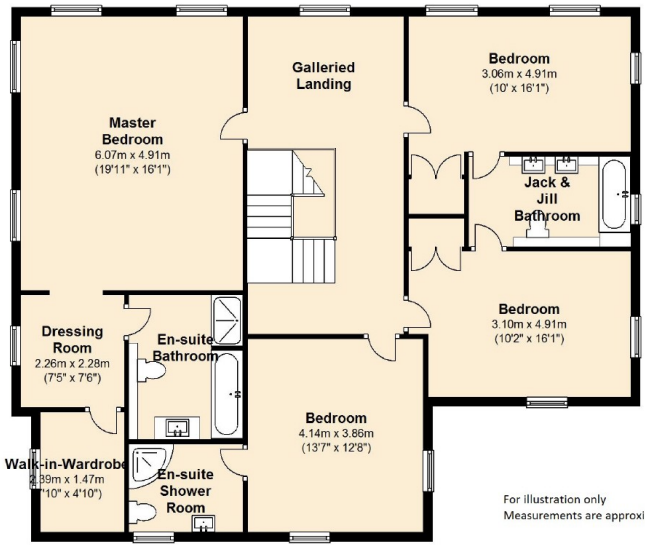
REAR

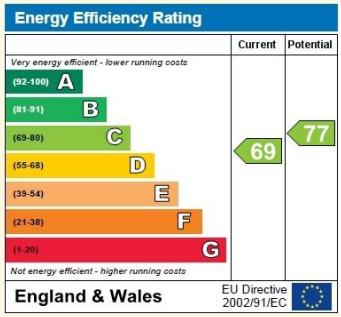


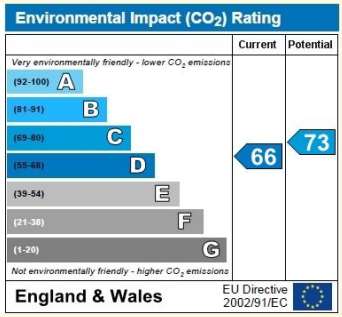
Ground Floor



First Floor







12 New Street, Mawdesley, Lancashire L40 2QP Tel: (01704) 821393 Fax: (01704) 821827

www.angelaburnett.com **sales@angelaburnett.com**