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**Whitworth Close, Maghull, L31 3FA**



BRAND NEW DETACHED LODGE STYLE HOME ON BEA UTIFUL DEVELOPMENT SITUATED JUST OFF OF DAMFIELD LANE, OPEN PLAN LIVING/DINER/KITCHEN, THREE GOOD SIZED BEDROOMS, SPACIOUS ACCOMMODATION THROUGHOUT, OVER 55'S DEVELOPMENT.

The homes at Bournehurst have been designed to be the perfect setting for a new beginning. There are only fifteen lodges, each one unique in its character, on this beautiful development. Designed and built in accordance with 'Lifetime Homes'. The Sandpiper has a traditional floorplan with principal rooms on the ground floor and bedrooms upstairs. This means the master bedroom benefits from a balcony which overlooks the ponds and the tree-line beyond. Offering beautiful accommodation throughout with wider, flush level doorways for ease of access, the space is just waiting for a buyer to put their own stamp on it to make it a superb home. Comprising entrance hallway, open plan lounge/kitchen which is fully integrated with appliances/ diner, downstairs shower room and a useful utility cupboard for a washing machine. To the first floor are three bedrooms and a lovely main bathroom. The third bedroom is currently designed as a walk in wardrobe with an array of wardrobes and storage. Externally the property is approached by a private driveway offering off road parking and has a lovely enclosed garden which overlooks the development and feature pond. Offered for sale to the over 55's and with no onward chain, we would recommend an internal viewing.

Leasehold

**£345,950**

**Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm**



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## Property Features

- Brand New Detached Residence
- Over 55's Development
- Beautiful Accommodation
- Three Bedrooms (One Currently Used As A Dressing Room)
- Bathroom And Separate Shower Room



### Full Description

#### ENTANCE HALLWAY

6' 8" x 5' 1" (2.05m x 1.56m)

Double glazed Upvc window to the front. Cupboard housing 'Vaillant' boiler. Meter cupboard. Tiled flooring. Oak door leads into

#### OPEN PLAN LOUNGE/ KITCHEN/DINER

Two sets of double glazed Upvc French doors leading out to the rear and side of the property. Two double glazed Upvc window to the front and further double glazed Upvc window to the side. Staircase leading to the first floor landing with two under stairs cupboards- one with plumbing and space for a washing machine.

#### LOUNGE AREA

18' 6" x 11' 6" (5.65m x 3.51m)

Television point. Two radiators.

#### KITCHEN/DINER

15' 5" x 12' 6" (4.72m x 3.83m)

Range of wall and base units incorporating worksurface with inset composite one and a half bowl sink and drainer with mixer tap over. Integrated double oven. Integrated four ring induction hob with extractor hood over. Integrated fridge freezer. Integrated dishwasher. Breakfast bar. Tiled flooring.

#### SHOWER ROOM

8' 7" x 7' 7" (2.64m x 2.33m)

Obscured double glazed Upvc window to the side. Suite comprising walk in shower with double headed mains shower, floating wash hand basin with storage beneath and WC with hidden cistern. Tiled splash backs. Tiled flooring. Heated towel rail.

#### FIRST FLOOR LANDING

14' 0" x 8' 10" (4.29m x 2.70m)

Oak doors off to various rooms. Double glazed Upvc window to the rear. Cupboard with light, hanging rail and shelves. Radiator.



#### FRONT AND SIDE BEDROOM ONE

15' 1" x 9' 3" (4.62m x 2.84m)

Double glazed Upvc window to the front and double glazed Upvc French doors leading out onto the balcony. Built in drawer units. Television point. Radiator.

#### BALCONY

An under cover area enjoying views over the development.

#### FRONT BEDROOM TWO

12' 2" x 9' 4" (3.73m x 2.85m)

Double glazed Upvc window to the front. Built in bedroom furniture including head board, bedside tables, chest of drawers and wardrobe. Television point. Radiator.

#### SIDE BEDROOM THREE/ DRESSING ROOM

8' 0" x 6' 10" (2.44m x 2.09m)

This room is currently organised as a walk in wardrobe. Double glazed Upvc window side. Built in bedroom furniture including wardrobes and chest of drawers. Radiator.

#### BATHROOM

8' 8" x 7' 8" (2.66m x 2.34m)

Obscured double glazed window to the side. Suite comprising bath with mixer tap and mains double headed shower over, floating wash hand basin with storage beneath and WC with hidden cistern. Tiled flooring. Tiled splash backs. Heated towel rail.

#### EXTERNALLY

The property is approached by a driveway which offers off road parking. There is a gravelled and paved pathway which leads around the whole of the property with the gardens being accessed by two gates. The main gardens are enclosed and enjoy a lovely space ideal for outdoor entertaining overlooking the feature pond of the development. There is an under cover patio area which leads onto the lawns.

#### AGENTS NOTE

Leasehold. Subject to a 999 year lease, service charge and management charge will be circa £1,155.

Council Tax Band- E, Sefton Council

