



-  **Stunning Detached Family Home**
-  **Four Bedrooms – Two Bathrooms**
-  **Open Views over Picturesque Duck Pond**

-  **Open Plan Kitchen & Dining Room**
-  **Detached Double Garage**
-  **Garden Office – NO CHAIN**

**Price: £395,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







**A stunning example of a beautifully appointed detached family house having the benefit of views over a picturesque duck pond.**

The property occupies a charming location within the select, recently completed, Redrow Homes "Coppice" development comprising individually designed homes and only by an internal inspection may the many outstanding features of this immaculately presented home be appreciated fully.

Offered for sale with the benefit of no onward chain, the property has been lovingly appointed throughout by the present owners to exacting standards including carpets, curtains and blinds which were all newly installed 2021. The gas centrally heated and double glazed accommodation is both well planned and attractively proportioned comprising: Entrance Hall, fitted Cloakroom/wc, front Living Room, imposing open plan fitted Kitchen/Dining Room (with beautiful feature high quality quartz worktops newly installed to the Kitchen & Utility Room in 2022) and Utility Room to the ground floor with four Bedrooms (the principal with En Suite Shower Room) and main Bathroom to the first floor. Boasting one of the largest plots on the development, there are landscaped gardens to the front and rear of the property, the front incorporating a driveway leading to the detached double Garage which also has a personal side door. The enclosed rear garden has the benefit of not being directly overlooked and includes a large Summerhouse/Garden Office with electric light and power, ideal for home working or entertaining guests.

Sanderling Drive is accessed via Guinea Hall Lane and the shops and amenities of Banks village are readily accessible. The historic Churchtown Village is 8 minutes' drive away where there are a range of shops; the Victorian Botanic Gardens; bars and restaurants. A number of primary and secondary schools are also readily accessible within the Churchtown area and the RSPB nature reserve can be visited at nearby Marshside.





## Ground Floor:

### Entrance Hall

**Cloakroom/WC** - 1.7m x 1.24m (5'7" x 4'1")

**Living Room** - 5.03m x 3.84m (16'6" x 12'7")

**Kitchen/Dining Room** - 7.77m x 4.75m (25'6" x 15'7")

**Utility Room** - 1.93m x 1.7m (6'4" x 5'7")

## First Floor:

### Landing

**Bedroom 1** - 4.19m x 3.63m plus wardrobes (13'9" x 11'11")

**En-Suite Shower Room** - 2.54m x 1.24m (8'4" x 4'1")

**Bedroom 2** - 4.01m x 2.82m plus wardrobes (13'2" x 9'3")

**Bedroom 3** - 3.38m x 2.92m overall (11'1" x 9'7")

**Bedroom 4** - 2.79m x 2.31m (9'2" x 7'7")

**Bathroom** - 3.23m x 1.88m (10'7" x 6'2")



**Outside:** A tarmac driveway provides off road parking and leads to the detached brick built double garage - 5.6m x 5.7m (18'4" x 18'8") with personal door to side, extensive storage shelving, power and light connected. The landscaped rear garden is a particular feature with the benefit of not being directly overlooked and including paved patio, gravel laid pathways, shaped lawn and well stocked borders. There is a Summerhouse/Garden Office with power and light connected offering excellent opportunity for home working or home entertaining.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

**Tenure:** Freehold

**Service Charge:** There is a service charge for site maintenance to include the cutting of grass within the communal grounds, maintenance of the pond etc. We are advised this amounts to around £200 per annum.



**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

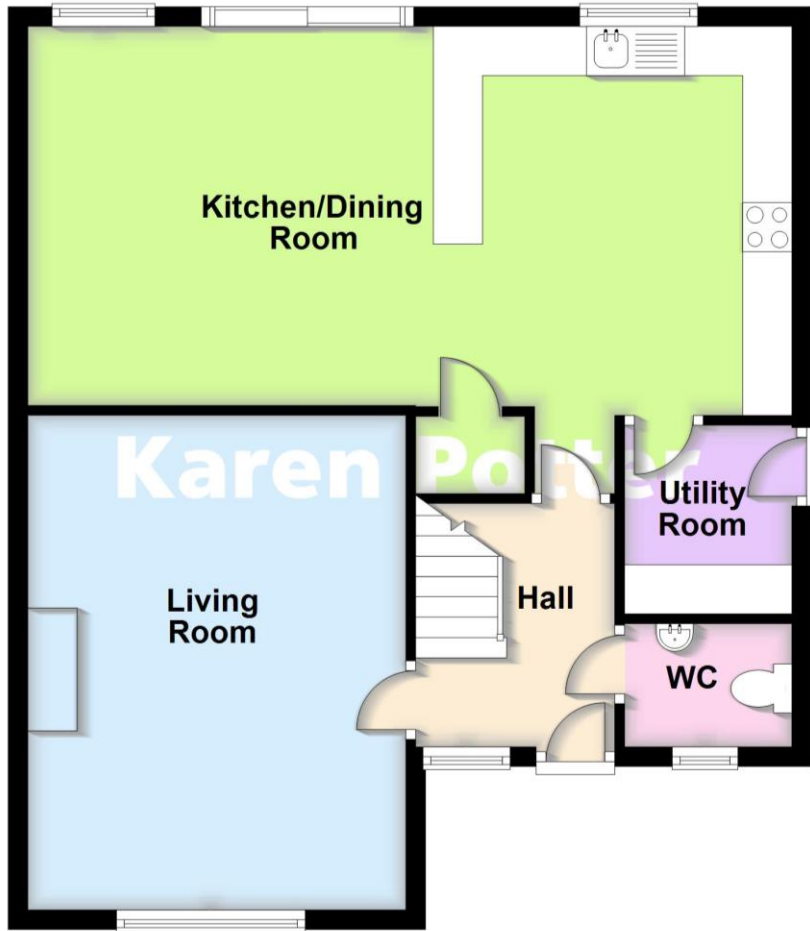
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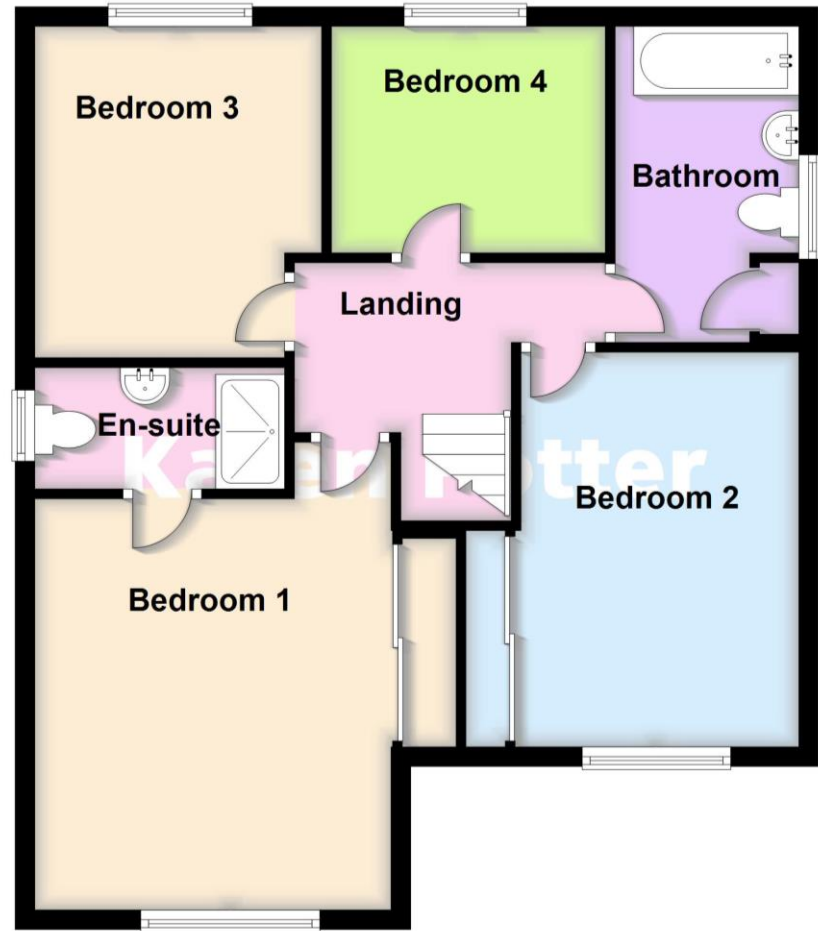
**Ground Floor**

Approx. 63.4 sq. metres (682.3 sq. feet)



**First Floor**

Approx. 63.0 sq. metres (678.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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