



28 The Meadows, Prescot, L35 0PQ

Offers Over £580,000



**STAPLETON  
DERBY**



Stapleton Derby are delighted to offer to the market this extended, deceptively spacious 4/5 bedroom detached dormer bungalow set within one of the area's most prestigious postcodes, and within very close proximity to local reputable schools as well as commuter links to both Liverpool and Manchester.

Tucked away in a cul-de-sac location the plot itself is particularly generous and boasts landscaped gardens to the front and rear of the property as well as ample off road parking. The rear garden is particularly stunning in size and design.

The accommodation briefly comprises, welcoming entrance hall, dining room/bedroom, master bedroom plus ensuite bathroom, spacious rear lounge, sun room, fitted kitchen/diner with a breakfast area and integral garage.

To the first floor are three further double bedrooms and a family bathroom. Features include lovely solid oak staircase, spacious rooms, exposed beams, large rear garden and high ceilings.

Internal inspection is highly recommended.

Viewing strictly by appointment.





### **Entrance Hall**

Entrance into the spacious welcoming hall through a double glazed front door, opaque windows to the front, oak staircase leads to the first floor landing, access to downstairs rooms.

### **Dining Room/Bedroom 5**

Double glazed window to the front elevation plus an internal window to the side. This useful room can be used both as a dining room or another bedroom.

### **Master Bedroom**

Double glazed window to the front elevation, side window, fitted wardrobes, access to the en suite bathroom.

### **En Suite Bathroom**

Generous size en suite consisting of 'p' shape bath with shower over, pedestal wash hand basin and w.c., storage cupboard, chrome heated towel rail, part tiled walls and tiled flooring, two opaque windows, spotlights to ceiling.

### **Rear Lounge**

A lovely spacious lounge overlooking the stunning garden with feature fireplace and gas fire, french doors to the garden, solid wood flooring throughout, high ceilings with two light fittings, access to the sun room.

### **Sun Room**

French doors give access onto the rear garden, four double glazed windows providing plenty of light, laminate flooring, access into the integral garage.

### **Integral Garage**

With power and lighting, opaque window, up and over door to the front.

### **Kitchen/Diner**

A range of wall and base units and work surfaces, double glazed window and double glazed door to rear, electric oven and hob with extractor fan over,

space for dishwasher, fridge freezer, washing machine and dryer, Breakfast bar, part tiled walls and tiled flooring, stainless steel sink and drainer unit, spotlights to ceiling, space for dining table and chairs.

### **First Floor**

Access to the first floor landing from the lovely solid oak staircase.

### **Family Bathroom**

Large feature bath with central tap, shower cubicle and shower, pedestal wash hand basin and wc., exposed beams, limited head height, part tiled walls and tiled flooring, Velux window, loft access.

### **Bedroom Two**

Exposed beams, two Velux windows, laminate flooring, limited head height.

### **Bedroom Three**

Velux window, laminate flooring, spotlights to ceiling, limited head height.

### **Bedroom Four**

Velux window, laminate flooring, spotlights to ceiling, limited head height.

### **Front**

A spacious frontage, the flagged driveway leads to the integral garage and can accommodate up to four vehicles, two lawn areas with borders of mature hedges, plants, shrubs and flowers, flagged pathways, fenced boundaries, two gated side entrances.

### **Rear**

Simply stunning rear garden which has been lovingly maintained over the years, with a large main lawn area with a rockery, a further lawn area with raised beds and both with borders of mature trees, plants, shrubs and flowers, various flagged walkways leading to several good size patio areas.

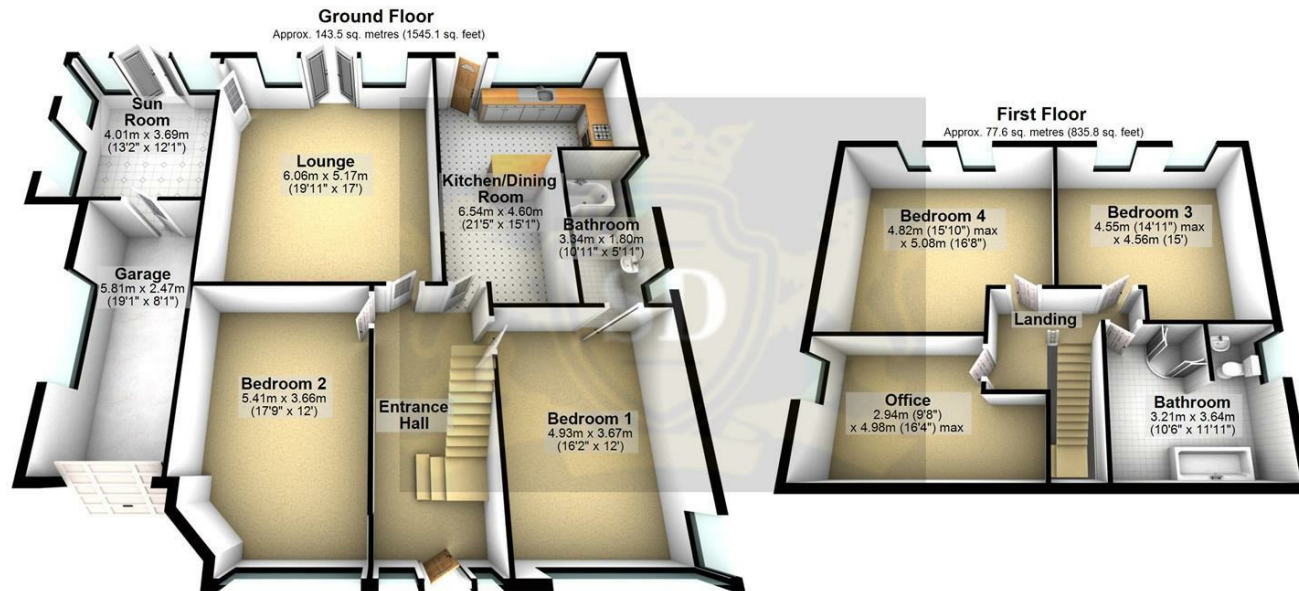
You will also find three sheds (one double size), a pond, vegetable patch and Summer house for Al Fresco dining, further seating areas, two gated entrances to both sides. A lovely surprise around every corner with this garden!





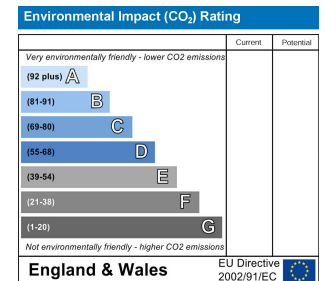
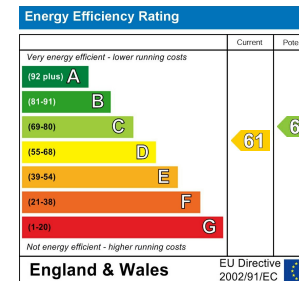


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Total area: approx. 221.2 sq. metres (2380.9 sq. feet)

This floor plan is for illustration purposes only.  
 Plan produced using PlanUp.



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We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.