



3 Massam Close, Rainford, WA11 8BP

Offers Over £1,350,000



**STAPLETON
DERBY**

Rarely does a property of this uncompromising quality and calibre emerge onto the market in such a Premium location. This remarkable family home boasts exceptional modern and contemporary living spaces meticulously crafted by its current owners offering unparalleled privacy.

A brief run through of this accommodation which perfectly blends the best of old and new and is both tasteful and well suited for modern living; with a welcoming porch, a fabulous reception hallway with cloakroom and downstairs w/c coming off it, a dining room, and an entertainment room leading into a family room. To the right side of the ground floor you will find a brand new fitted kitchen diner with integrated appliances which overlooks the lush landscaping surrounding the property, an exceptionally large utility room, and to finish off the ground floor is a spacious lounge and second downstairs w/c.

To the first floor of this luxury accommodation, there is a striking first-floor landing/lounge providing a stunning open plan space for all the family to enjoy with access to a wide range of distinctive rooms. There are four, impeccably presented bedrooms and a stunning high spec family bathroom with free standing bath & luxury fittings. The master bedroom is a sanctuary of sophistication offering panoramic views of the gardens, and an opulent en-suite bathroom. The second bedroom also boasts an eye catching en suite.

Externally, the property features secure electric gates, a splendid driveway providing ample parking space, along with a triple attached garage. The expansive patio area which is perfect for al fresco dining, is adorned with an abundance of shrubbery, trees, plants, and a pond, creating a tranquil retreat for family and friends to relish in complete seclusion. Finished to an impeccable standard, this property demands a personal viewing to fully grasp its splendour.

Total Property Area: 482.6 sq metres.









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NEIL ISHERWOOD
 PROPERTY PHOTOGRAPHY

Total area: approx. 482.6 sq. metres (5194.7 sq. feet)
 This floor plan was created by Neil Isherwood Property Photography. This is not to scale. All measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors. Please proceed using caution.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

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.