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FLASH LANE, RUFFORD, L40

ASKING PRICE: £850,000

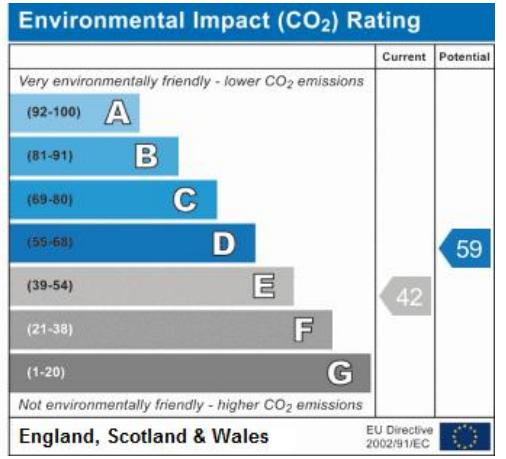
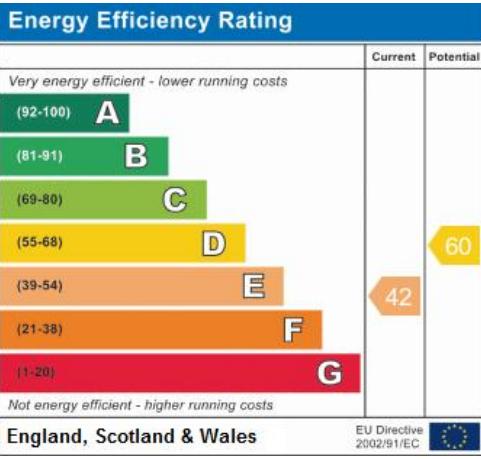
Flash Lane, Rufford, Ormskirk, L40

NSW Properties are delighted to present for sale this stylish family home, perfectly established in the beautiful countryside of Rufford. The family friendly semi-rural village of Rufford, accommodates two marinas, nature reserves, beautiful walks, excellent schools and other tourist attractions such as Rufford Old Hall. The property, which consists of seven bedrooms, is renovated to a very high standard throughout and offers a spacious floor plan which coincides with modern family living.

Entering the impressively contemporary home the viewer is immediately greeted by a spacious entrance hallway with bespoke chic solid wood and glass staircase giving access to the second floor of this stunning home. The hallway, which is also home to a convenient WC, leads onto the many different aspects of the wonderful home; to your left you will enter a well proportioned study area that leads to what is currently utilised as a bedroom, also offering en-suite facilities. Moving back through to the entrance hallway and into the fabulous open plan kitchen/dining area with a useful utility room towards the rear of the property. The kitchen, like the rest of the property is finished to a high standard, filled with an abundance of modern gloss units and boasting integrated appliances from leading brands such as NEFF. This area is spacious, bright and would boast a perfect opportunity to host gatherings. Leading off from the kitchen and into the main lounge situated at the front of the property, this area offers views to the front and the rear of the property, giving this room a fabulous bright and airy feel as well boasting an impressive inglenook style fire surround with exposed brickwork and traditional wood burner. Moving on to the right hand side of the property is an additional hallway with downstairs show room leading to a large gymnasium area complete with luxury sunken Jacuzzi and sauna. Back through the hallway and into another spacious room which is currently a blank canvas.

Carrying on through this wonderful home, this time moving up to the first floor which is home to an impressive six bedrooms, two of which benefit massively from having en-suite facilities as well as a separate family bathroom. All bedrooms are neutrally decorated and allow plenty of light to flow in, with the en-suites and main bathroom all being contemporary and in keeping with this wonderfully modern, characteristic home. Externally to the front of the property is an opportunity for extensive off road parking with its large driveway as well as boasting a detached double garage, providing yet more off road parking or even storage space. To the rear is a good-sized garden which is nothing less than picturesque, being both private and not directly overlooked, this is the perfect haven to relax after a long day or entertaining guests. The garden consists of a large patio area as well as lawned areas with mature borders.





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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

