



33 Naburn Drive

, Orrell, WN5 8SB

Auction Guide £480,000



33 Naburn Drive

, Orrell, WN5 8SB

Auction Guide £480,000



Overview

Nestled in the sought after area of Orrell, this impressive detached home on Naburn Close offers the perfect blend of space, style, and modern functionality—ideal for families looking for comfort, versatility, and convenience. Built in 2004 and spanning an impressive 2,562 square feet, this home is designed to meet the needs of contemporary family living.

Step inside and you're greeted by a bright and airy hallway that leads into the heart of the home—a stunning open-plan kitchen, lounge, and dining area. This beautifully designed space features a modern fitted kitchen with integrated appliances and elegant granite worktops. The area is flooded with natural light thanks to bi-fold doors, seamlessly connecting indoor and outdoor living—perfect for entertaining or relaxing with family.

In addition to the main living area, the ground floor also boasts a laundry room and second lounge and a dedicated home office, offering flexibility for working from home, hosting guests, or enjoying quiet downtime.

Upstairs, the property offers four generously sized bedrooms. There are three contemporary bathrooms, including en-suite facilities, ensuring ease and efficiency for busy mornings.

As an added bonus, the home includes a separate duplex style space that features a bar, games room, sauna, and bathroom on the lower level, with a home gym located on the upper mezzanine. Whether for entertainment, Annex/Generational

living, or fitness, this space offers incredible versatility.

Outside, the property benefits from off-road parking for up to three vehicles. The rear garden is spacious and well maintained, featuring a lawned area, tiled patio, and decking

Located in a family friendly neighbourhood with excellent local amenities, schools, and transport links, this property offers a rare opportunity to secure a luxurious yet practical home in a desirable location.

More than just a house, this is a forever home

Ground Floor

Hallway

Study

Cloaks

Open Plan Kitchen/Dining/Family Room

Utility

Lounge

First Floor

Landing

Master Suite

Open To;

Dressing Area

Open to;

En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Leisure Suite / Potential Annex

Games Room/Bar

Wet Room & Sauna

Stairs leading to

Gym

Garage

Rear Garden



Road Map



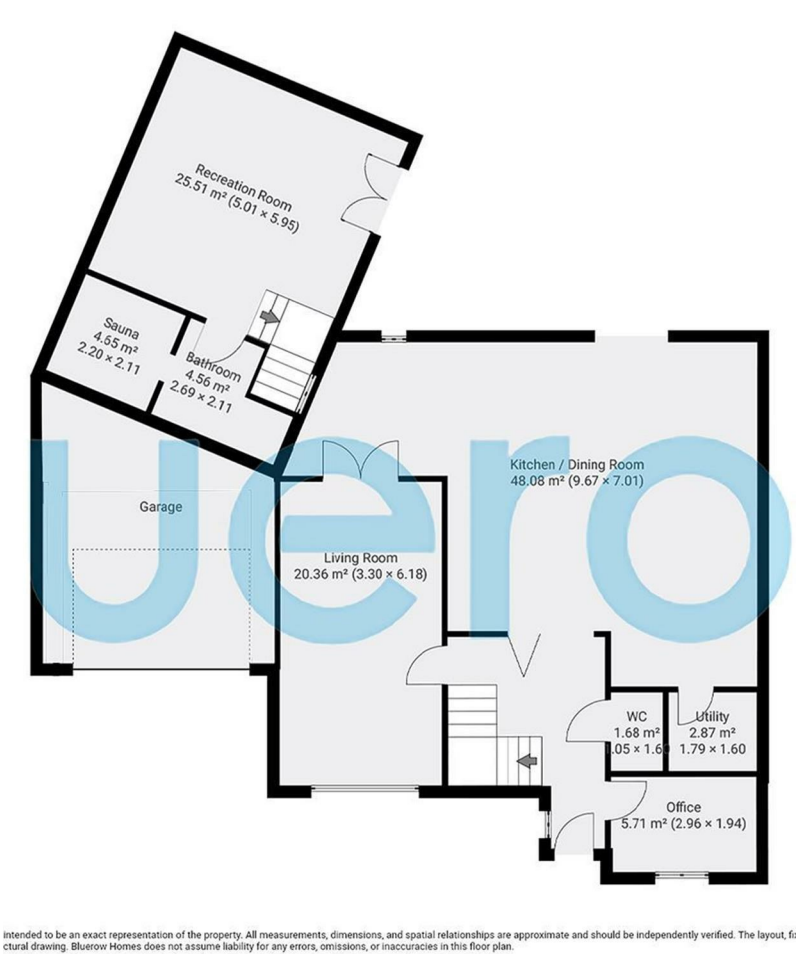
Hybrid Map



Terrain Map

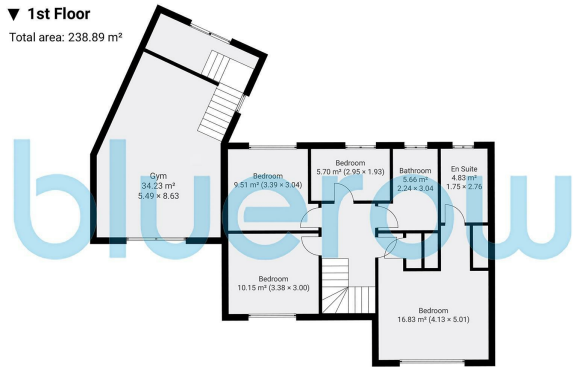


Floor Plan



▼ 1st Floor

Total area: 238.89 m²

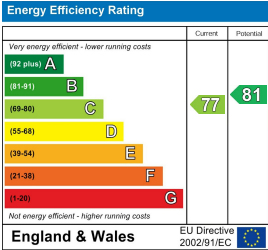


Intended to be an exact representation of the property. All measurements, dimensions, and spatial relationships are approximate and should be independently verified. The layout, fixtures, and fittings are for illustrative purposes only and are not intended to be an exact representation of the property. All measurements, dimensions, and spatial relationships are approximate and should be independently verified. The layout, fixtures, and fittings are for illustrative purposes only and are not intended to be an exact representation of the property.

Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.