

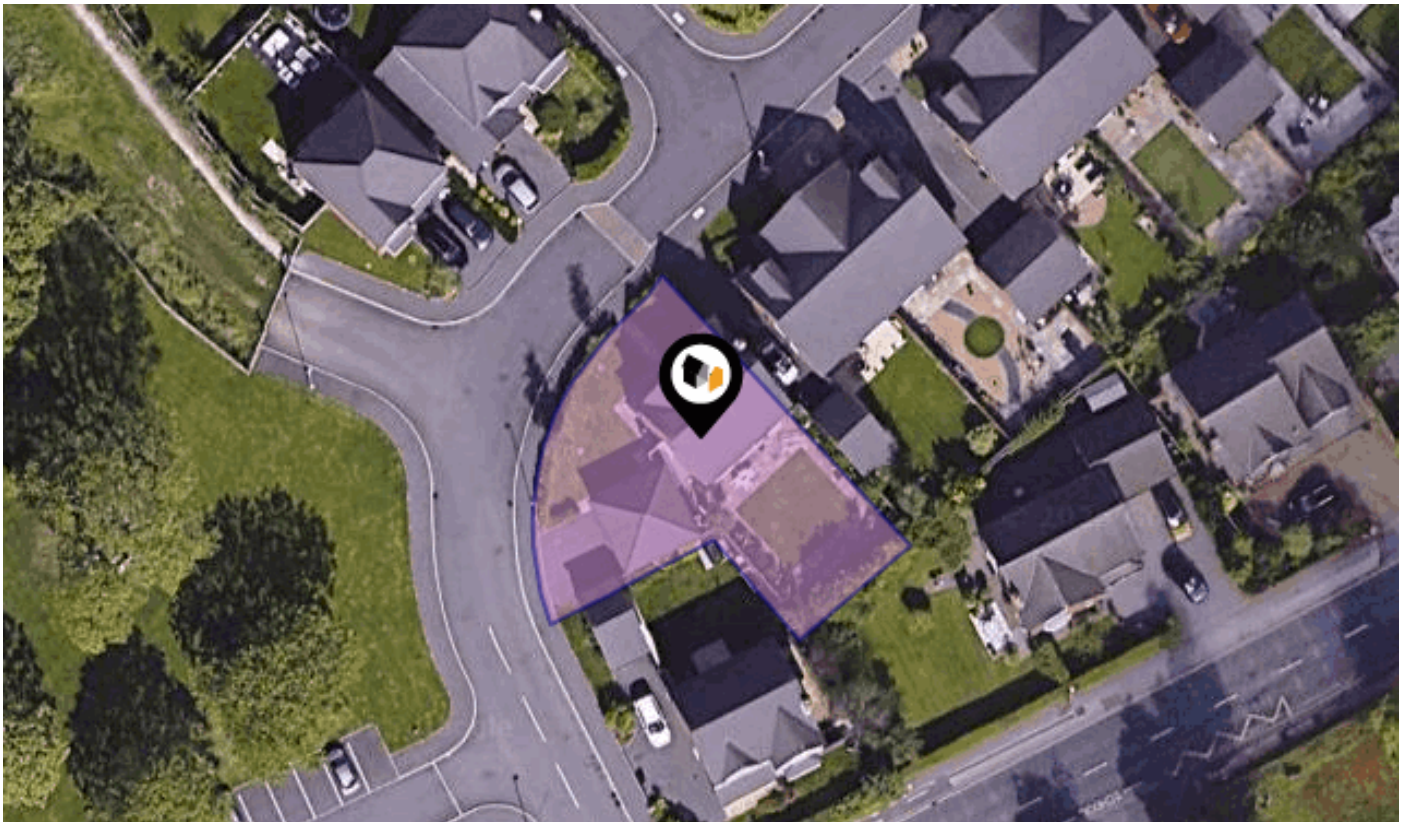


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 31st March 2025



WALTON GARDENS, HUTTON, PRESTON, PR4

Roberts & Co

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Property Overview

Detached Family Home

4 Double Bedrooms | Popular Location

This beautifully presented four-bedroom detached family home is located in the popular village of Hutton, close to the highly regarded Hutton Grammar School & Sixth Form.

Ground Floor: The property features a spacious living room, perfect for family relaxation. The open-plan family dining kitchen is fitted with integrated appliances, and bi-folding doors open onto the beautifully landscaped rear garden. The home boasts luxury vinyl plank (LVP) flooring throughout the downstairs, offering a stylish and durable finish. Additionally, there is a study with fitted furniture, ideal for those working from home. A utility room and a convenient WC complete the ground floor.

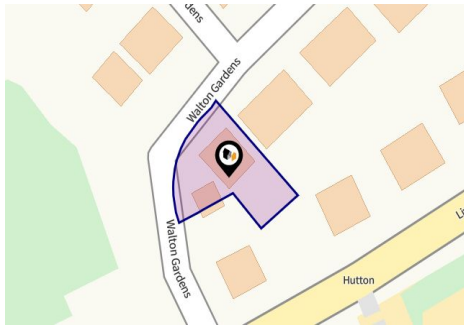
First Floor: Upstairs, there are four generously sized double bedrooms. The primary bedroom benefits from a luxurious ensuite shower room and fitted wardrobes. A modern family bathroom serves the remaining bedrooms, all enhanced with elegant Laura Ashley decor.

Exterior: Externally, the home offers a detached double garage with remote control access and a driveway providing ample parking. The front and rear gardens are beautifully designed, with the rear garden being particularly spectacular - a perfect space for outdoor relaxation and entertaining.

What We Love About This Property: "This exquisite family home, located in the popular village of Hutton, offers luxury living with a spacious, contemporary design. Close to the highly regarded Hutton Grammar School & Sixth Form, it is perfect for families. Finished to an exceptional standard, the property also boasts a state-of-the-art security system with an alarm and cameras. With local amenities and excellent transport links nearby, we highly recommend early viewing."

Tenure: Freehold




Council Tax Band: F










Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,431 ft ² / 133 m ²		
Plot Area:	0.12 acres		
Year Built :	2018		
Council Tax :	Band F		
Annual Estimate:	£3,238		
Title Number:	LAN209455		

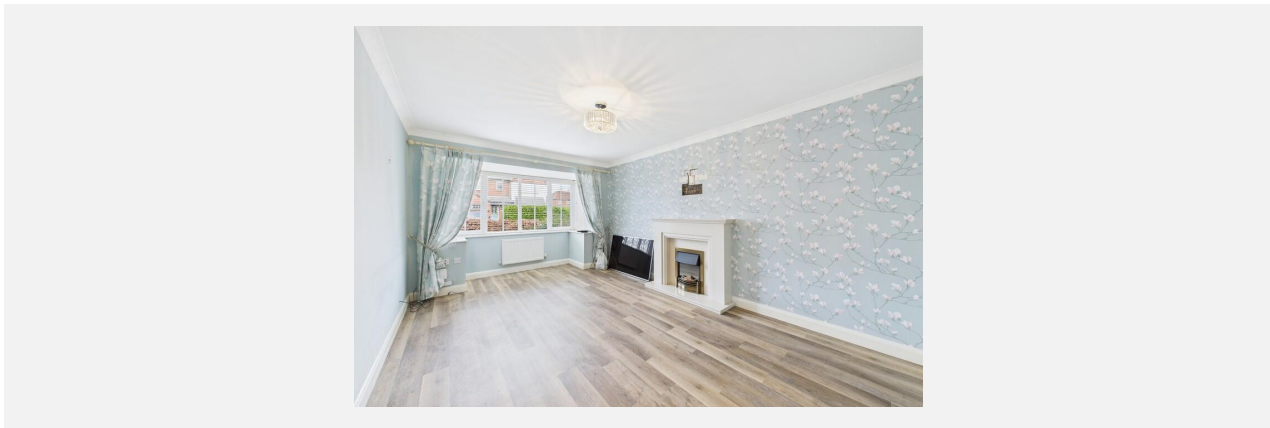
Local Area

Local Authority:	South ribble	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			

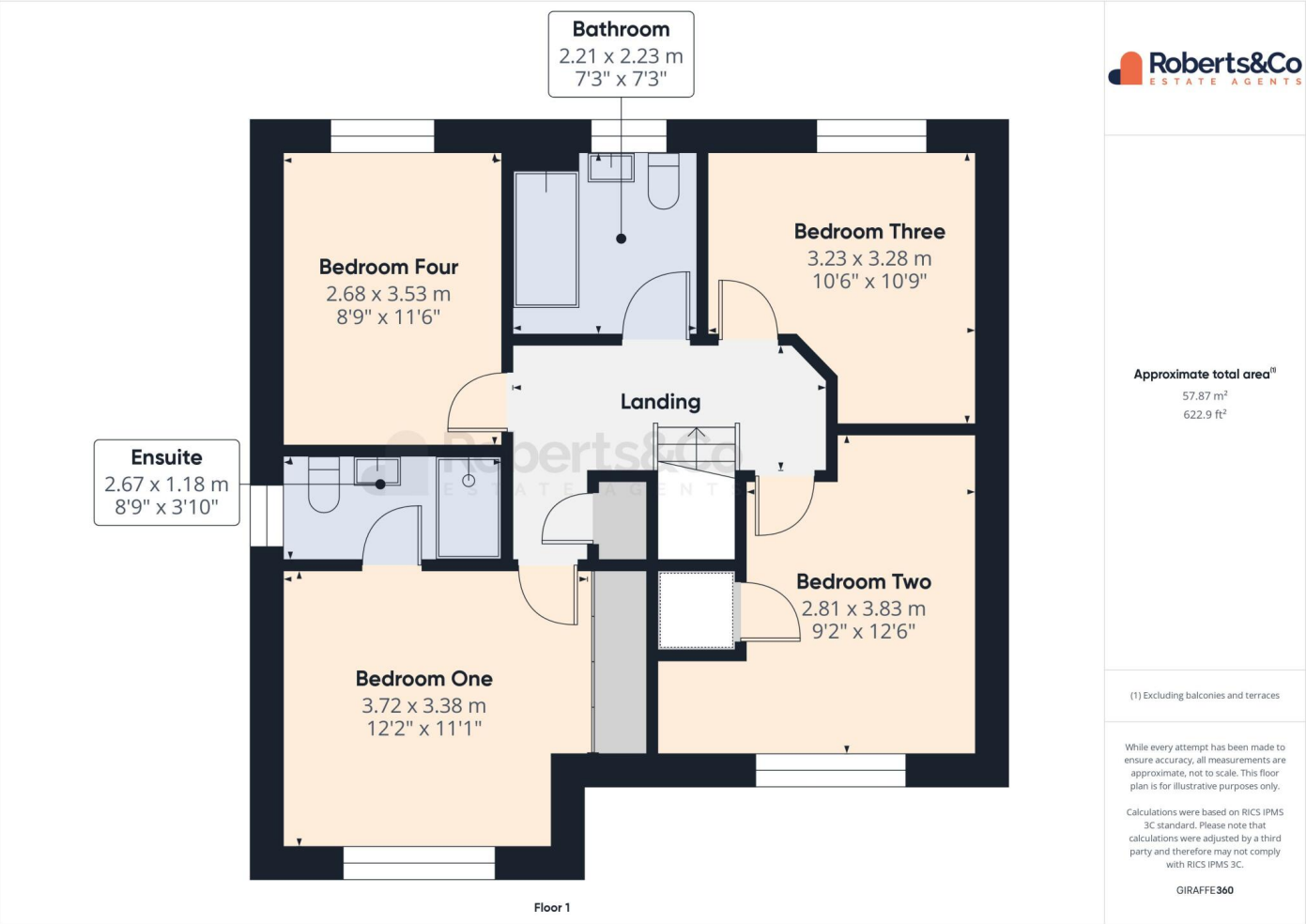
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media







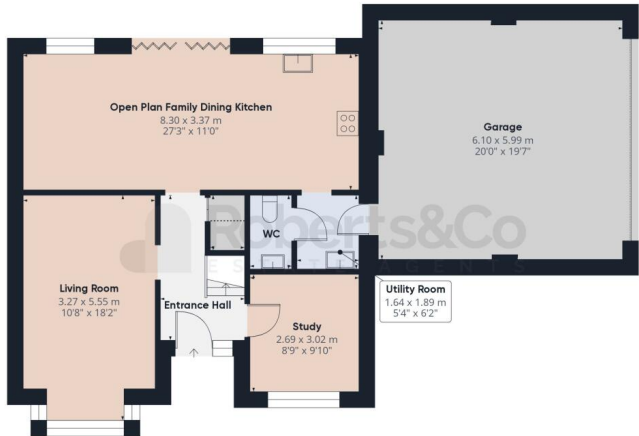
WALTON GARDENS, HUTTON, PRESTON, PR4



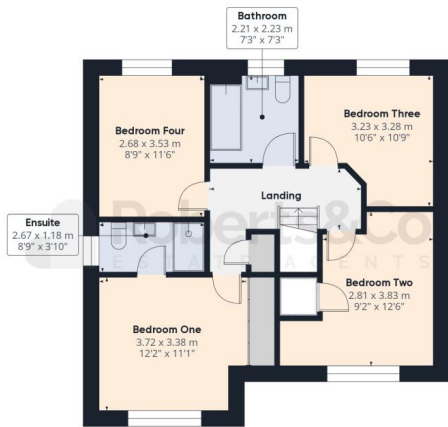
WALTON GARDENS, HUTTON, PRESTON, PR4



WALTON GARDENS, HUTTON, PRESTON, PR4



Ground Floor



Floor 1

Approximate total area⁽¹⁾

162.27 m²
1746.63 ft²

Reduced headroom

0.55 m²
5.97 ft²

(1) Excluding balconies and terraces

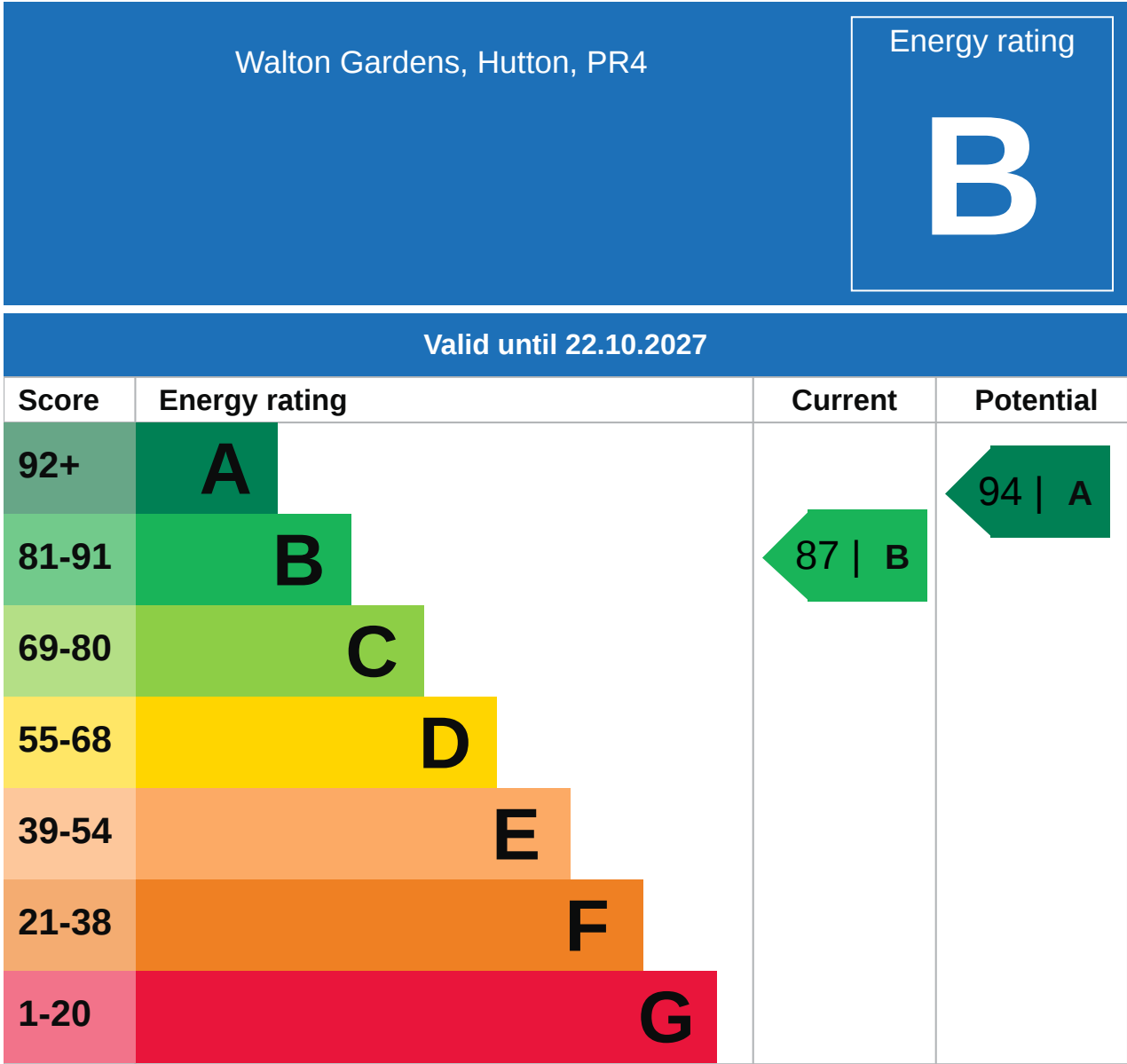
Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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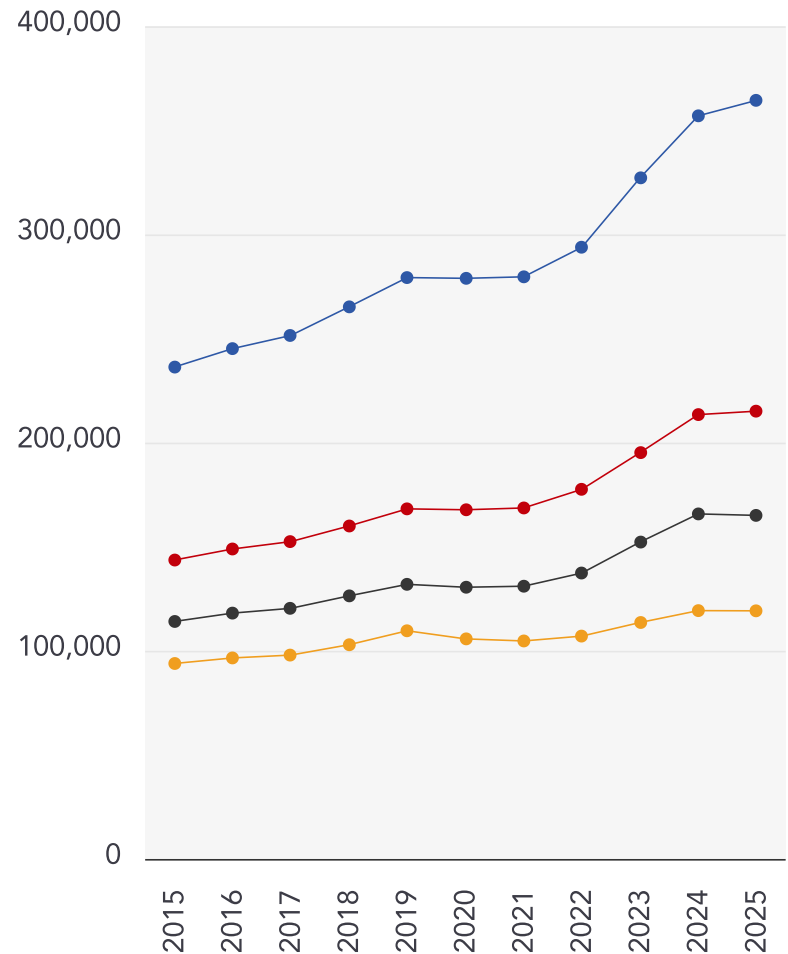
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² ·K
Total Floor Area:	133 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

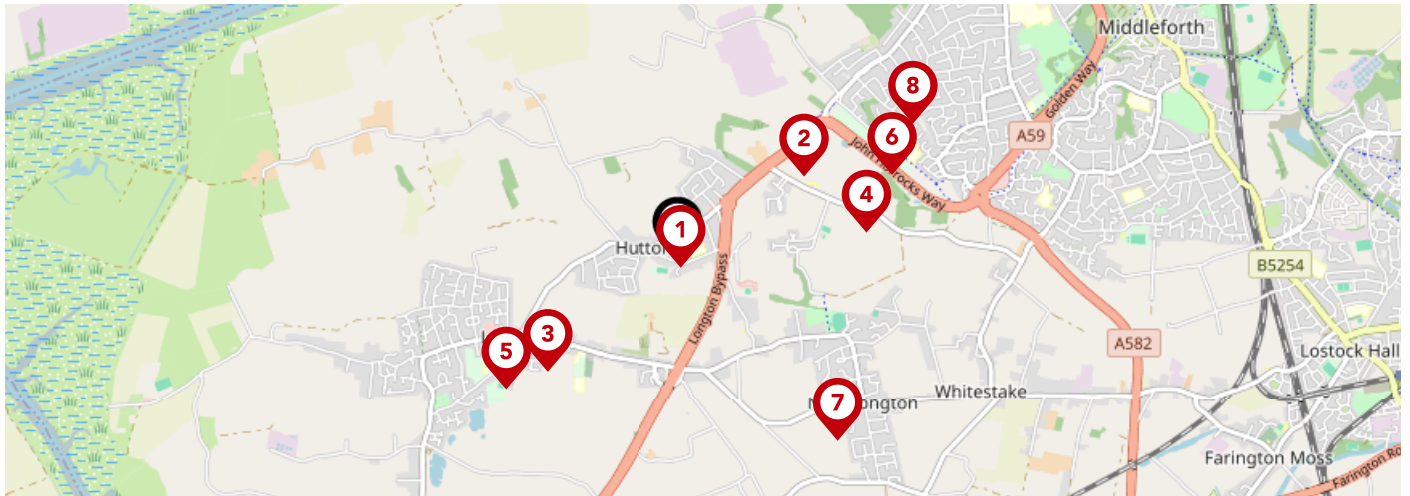
+49.8%

Terraced

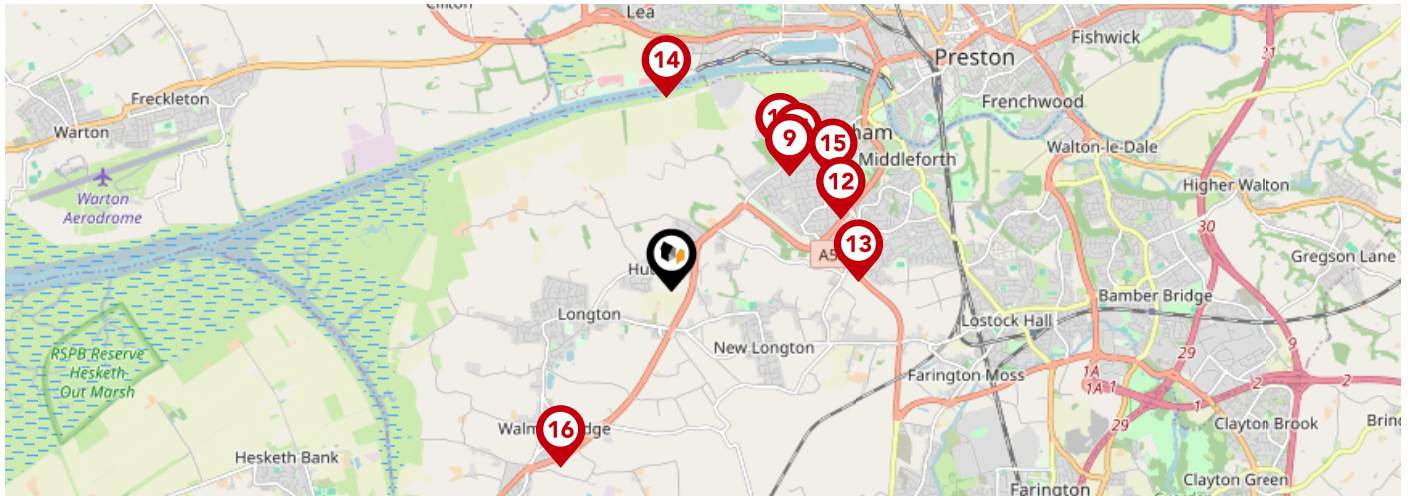
+44.66%









Flat

+26.94%



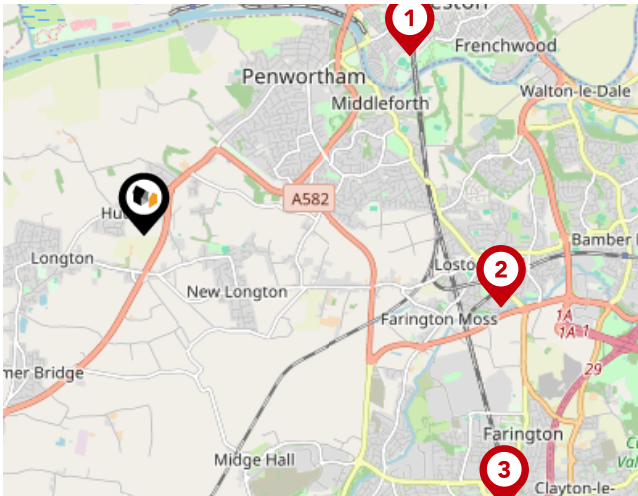
		Nursery	Primary	Secondary	College	Private
1	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:0.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance: 1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance: 1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

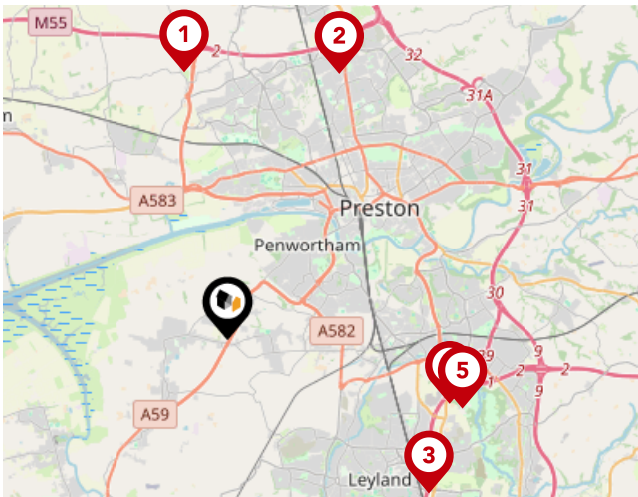
Area

Transport (National)



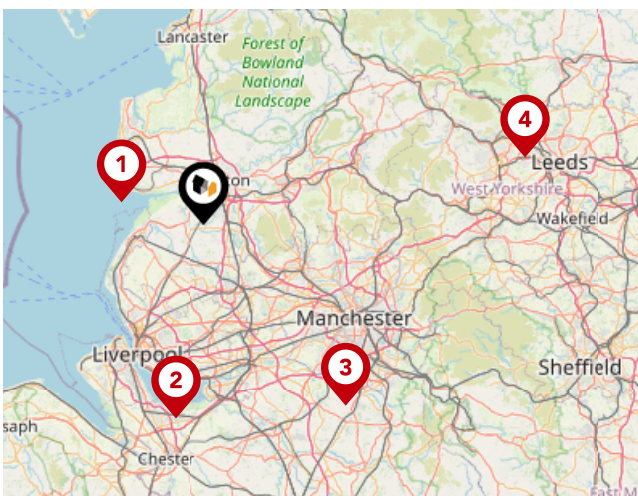
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.82 miles
2	Lostock Hall Rail Station	3.2 miles
3	Leyland Rail Station	3.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	4.74 miles
2	M55 J1	5.06 miles
3	M6 J28	4.46 miles
4	M65 J1A	4.07 miles
5	M65 J1	4.3 miles

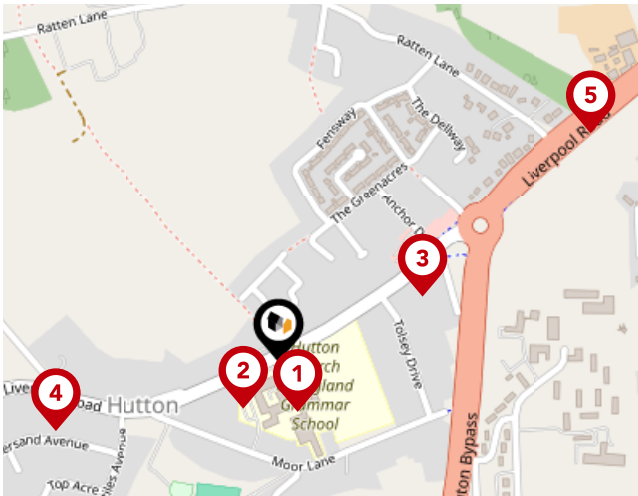


Airports/Helipads

Pin	Name	Distance
1	Highfield	11.75 miles
2	Speke	27.63 miles
3	Manchester Airport	32.66 miles
4	Leeds Bradford Airport	46.07 miles

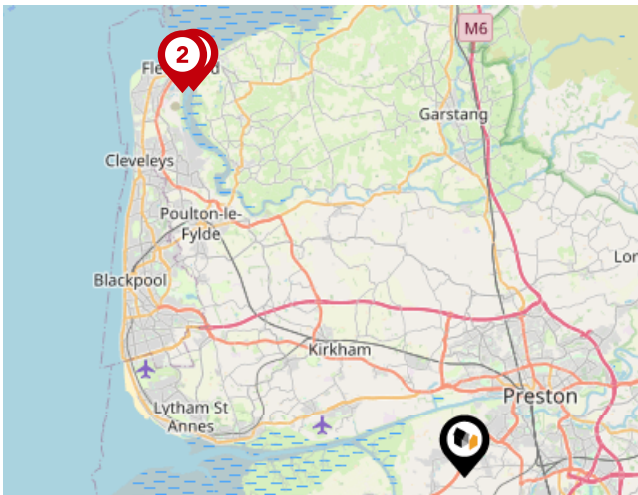
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Grounds	0.06 miles
2	Grammar School	0.06 miles
3	Anchor Drive	0.17 miles
4	Skip Lane	0.26 miles
5	Lindle Lane	0.42 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.49 miles
2	Fleetwood for Knott End Ferry Landing	16.65 miles



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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