

## Mandria Preston New Road, Mellor Brook

£525,000 Freehold

**\*A PROPERTY WITH A REAL WOW FACTOR !\*** Welcome to this stunning four-bedroom detached dormer property, a masterpiece of modern renovation nestled within a picturesque setting. Originally a two-bedroom bungalow, this home underwent a transformation in 2015, elevating it to a four bedroom property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





*\*A PROPERTY WITH A REAL WOW FACTOR!\** Welcome to this stunning four-bedroom detached dormer property, a masterpiece of modern renovation nestled within a picturesque setting. Originally crafted as a two-bedroom bungalow, this home underwent a comprehensive transformation in 2015, elevating it to a four bedroom property.

Upon entering, you are greeted by the ground floor, which boasts a seamless blend of elegant design and functional space. Two welcoming reception rooms offer versatility for entertaining or relaxation, each exuding its own distinct charm. Two generously-sized double bedrooms provide comfort and convenience, one of which currently has a storage cupboard with the potential to make into an en suite. The heart of the home lies in the expansive kitchen/diner/snug. Bathed in natural light, this open-plan space invites you to create culinary delights while enjoying the warmth of a multi-fuel burner, creating an ambiance of comfort. A thoughtfully positioned utility room adds practicality. Completing the ground floor is the family bathroom. Ascending to the first floor, you'll discover two additional bedrooms, each offering its own unique allure. One of these bedrooms features an en suite bathroom, providing a private retreat for guests or family members. Moreover, with the potential for further expansion, the first floor presents an exciting opportunity to customise the space according to your needs, with the possibility of creating two additional bedrooms if desired (subject to planning permission).

Outside, the property truly shines with its south-facing extensive rear garden, with a huge laid to lawn garden with a detached garage with power, lighting and electric charging point, along with several outbuildings. Two outside taps are also present externally. There is plenty of parking available to the front of the property together with further expansive gardens. Overall, this is a fantastic home which is a credit to its current owners with even more further potential for expansion.



**Hallway**

Vinyl flooring, double glazed upvc front door, stairs to first floor.

**Lounge/Bedroom Five**

15' 7" x 10' 9" (4.75m x 3.28m)

Carpet flooring, ceiling coving, electric fire with hearth and surround, double glazed uPVC window, TV point.

**Bedroom Two**

12' 9" x 12' 8" (3.89m x 3.86m)

Carpet flooring, double glazed uPVC bay window.

**Lounge/Kitchen/Snug**

23' 2" x 15' 2" (7.06m x 4.62m)

Vinyl flooring, range of fitted wall and base units with contrasting work surfaces, tiled splash backs, sink and drainer, fully integrated Neff appliances including oven, 4 x ring induction hob, extractor fan, microwave, dishwasher and fridge, ceiling spot lights, space for dining table, multi fuel stove, wall mounted TV point, x2 double glazed uPVC windows and upvc door to the rear garden.

**Utility Room**

9' 8" x 5' 0" (2.95m x 1.52m)

Vinyl flooring, fitted wall and base units with contrasting work surfaces, plumbed for washing machine, space for tumble dryer and fridge freezer, wall mounted compressor boiler, double glazed uPVC window.

**Second Reception Room**

15' 6" x 12' 6" (4.72m x 3.81m)

Carpet flooring, ceiling coving, French doors leading to patio area, TV point.

**Bedroom One**

15' 6" x 12' 6" (4.72m x 3.81m)

Storage room (can be made into en suite) - 4'11x7'07 - Carpet flooring, cupboard housing tank, double glazed uPVC window, panel radiator.

**Family Bathroom**

7' 8" x 5' 10" (2.34m x 1.78m)

Tiled flooring, three piece in white with shower over bath, tiled splash backs, basin housing vanity cupboard, frosted double glazed uPVC window.

**Landing**

Carpet flooring, under eaves storage, double glazed uPVC window.

**Bedroom Three**

15' 5" x 14' 5" (4.70m x 4.39m)

Carpet flooring, panel radiator, double glazed uPVC window, under eaves storage.

**En-Suite**

12' 10" x 3' 7" (3.91m x 1.09m)

Carpet flooring, three piece in white with shower enclosure.

**Bedroom Four**

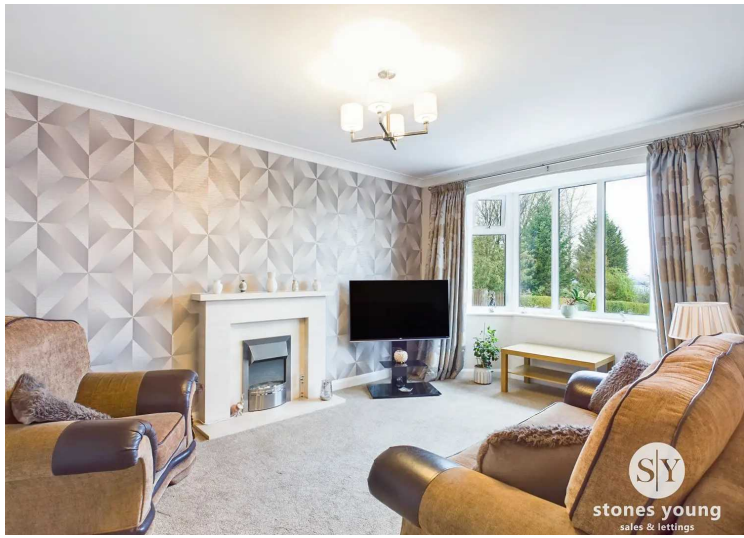
11' 2" x 7' 8" (3.40m x 2.34m)

Carpet flooring, double glazed uPVC window, panel radiator.







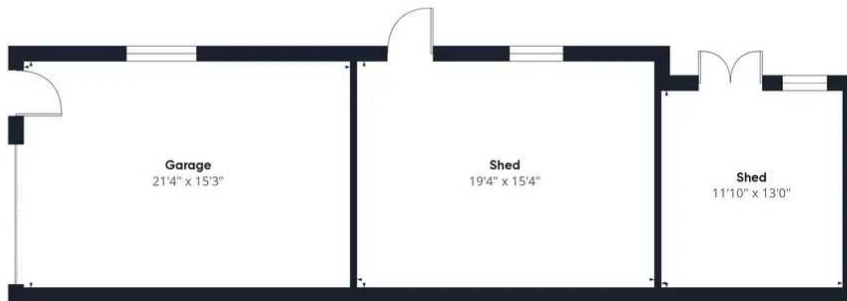




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2542.04 ft<sup>2</sup>

Reduced headroom  
8.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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