

Property Particulars

Avalwood Avenue, Longton.



- **Detached Dormer Bungalow in Great Location**
- **Four Double Bedrooms**
- **Fabulous Shaker Style Kitchen**
- **Three Reception Rooms**
- **Extremely Versatile Accommodation**
- **All En Suite**
- **Utility Room & Cloaks WC**
- **Stylish Conservatory**

Offers in Excess of £495,000

An amazing opportunity to purchase a most luxurious family home in the heart of Longton Village. This stunning detached dormer bungalow offers exceptional accommodation both in space, layout and versatility. There are four double bedrooms, all with en suite facilities, three reception rooms a fabulous large shaker style kitchen, being well equipped with quality appliances, a breakfast bar peninsula and further sitting area. There is a spacious conservatory overlooking the private south facing rear aspect. The property also has a very spacious utility room, bright and airy entrance hall, gardens to the side and rear, driveway parking and a detached garage. Throughout there are the finest fittings, whether that is the stylish and contemporary bathrooms, well designed lighting, quality bi folding doors, French doors and an abundance of exceptional natural lights or just the attention to the oak interior doors, take your pick! What is clear from entering this outstanding home is the sheer luxury. Viewing is absolutely essential to fully appreciate everything this unique home has to offer.

Close to outstanding local schools, excellent local amenities, services and main road connectivity.

Entrance Hall - 14' 10" x 12' 10" (4.52m x 3.91m) to the widest point

A stunning space with tiled flooring, stairs to first floor, oak internal doors off and uPVC double glazed door to the front elevation.



Formal lounge - 17' 0" x 15' 4" (5.18m x 4.67m)

Being approached by oak part glazed wooden doors from the entrance hall a lovely lounge room with uPVC double glazed French doors and side windows to the rear forming a stylish bay, two radiators additional side window and oak glazed double doors to the dining room.



Dining Room - 12' 9" x 12' 0" (3.88m x 3.65m)

With uPVC double glazed door to the conservatory, radiator, ceiling light and door to kitchen.

Kitchen - 20' 1" x 14' 1" (6.12m x 4.29m)

A gorgeous shaker style kitchen with a range of wall, drawer and base units with granite working surfaces, great range of integrated appliances including dishwasher, fridge freezer, induction hob, extractor hood and electric double oven, tea and coffee station, tiled flooring, breakfast bar peninsula and patio doors to the rear.



Utility room - 11' 0" x 7' 0" (3.35m x 2.13m)

A spacious and practical room with a good range of wall and base units with contrasting working surfaces, wall mounted boiler, plumbed for washer and space for dryer and other white goods and uPVC double glazed windows.

Downstairs Cloakroom -

With a two piece suite comprising low suite W.C. wash hand basin, ceiling light and extractor.

Conservatory -

Being of uPVC double glazed and brick built construction, tiled flooring and doors accessing the rear garden.



Study -

With a uPVC double glazed window to the front, ceiling light and radiator.

Master bedroom suite - 23' 0" x 17' 6" (7.01m x 5.33m) and walk in

Wow, an amazing master suite with tiled flooring, powder coated bi-folding aluminum doors to rear, uPVC double glazed window to the the front, exceptionally well designed with open ensuite.



En-suite -

Comprising low suite W.C. wash hand basin, wet area with large shower head from mains shower with panel of glazed screening and feature radiators to the room

First Floor Landing -

With oak internal doors, built in wardrobe storage, doors off

Bedroom Two First Floor - 17' 5" x 13' 4" (5.30m x 4.06m)

A gorgeous room with quality wooden flooring, uPVC double windows to the rear and side, spot lights and open to a luxurious en-suite



En-suite -

With a four piece suite comprising low suite W.C. contemporary free standing bath with tripod mixer tap, quadrant shower with jetted shower feature, wash hand basin set on vanity unit and lots of built in storage



Bedroom Three - 15' 10" x 11' 9" (4.82m x 3.58m)

Another great size double with a uPVC double glazed window to the rear, feature glass brick internal wall, radiator and ceiling light.



En-suite -

With a stylish three piece suite comprising low suite W.C. large wash hand basin set on a vanity unit and glazed shower enclosure.



Bedroom Four - 15' 1" x 14' 5" (4.59m x 4.39m)

This fourth bedroom is also a sizable double with a selection of built in wardrobes and fitted bedroom furniture, uPVC double glazed window to the rear, radiator and ceiling light.



En-suite -

With a three piece suite comprising low suite W.C. glazed shower compartment, fitted vanity unit and Velux roof window

Outside -

To the front there is a tarmac driveway with parking for several vehicles on approach to the detached garage.

Side Garden -

A gorgeous paved side garden with a selection of flower bed borders, patio and personal door to the detached garage.



Rear Garden –

Indian sandstone paved patio being south facing and overlooking fields



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm