

Property Particulars

Walton Green, Walton-Le-Dale.



- **Executive Detached Family Home**
- **Stunning Conservation Area**
- **Two Bathrooms**
- **Fabulous Utility / Laundry Room**
- **Most Sought After Location**
- **Three / Four Bedrooms**
- **Great Size Dining Kitchen**
- **Integral Garage & Driveway Parking**

£465,000

A great opportunity to buy a stylish, spacious and gorgeous family home. This beautiful detached property is set in the breathtaking location of Walton Green, an outstanding conservation area, the first established in the South Ribble area, being approached by a cottage lined road dating back to the 17th century, the winding road then unveils a stunning part stone curved walled English country garden where the property sits and is accessed by a double driveway. The property has a great feel and flows throughout providing an exceptional dining kitchen, family lounge with a wood burner, home office or further formal dining, a fantastic size utility and laundry room, two bathrooms and three or four bedrooms, depending on your desired layout. The gardens are superb and wrap around the property providing, beautiful patio areas, sun terrace, BBQ area and a lovely lawn garden. The outside space has been cleverly created to provide all the outdoor entertaining areas you could need. A truly tranquil and relaxing setting this wonderful property has it all! Close to outstanding local schools and services, easy access to a good selection of out of town shopping and supermarkets. Viewing is essential.

Entrance Hall -

With a composite door to front, Karndean flooring, ceiling light, under stairs storage cupboard, stairs to first floor, doors off.



Home Office -

Spacious home office or a further dining room with Karndean flooring, uPVC double glazed window to the front.



Lounge -

A lovely bright and spacious lounge with uPVC double glazed windows and French doors overlooking and accessing the sunny side patio area, there is a cast iron wood burner set into chimney breast.

Kitchen/Diner -

With a Shaker style range of wall, drawer and base units with granite working surfaces, a Rangemaster cooking range with hooded extractor above, sink unit, uPVC double glazed window to side, space for an American style fridge freezer, beautiful bi-folding doors to another secluded patio area and door to inner hall.



Inner Hall -

With uPVC double glazed door to an enclosed garden area, doors off.

Downstairs Shower Room -

With a three piece suite comprising low suite W.C. wash hand basin and glazed shower compartment.



Utility/Laundry room -

A fabulous space with a range of wall, drawer and base units with contrasting working surfaces, uPVC double glazed window to the front, plumbed for washer, space for dryer and door to integral garage.

Integral Garage -

With an up and over door, power and light.

First Floor Accommodation -

A spacious landing area with natural light from a large picture window at half landing level, ceiling light, doors off and loft access with retracting loft ladder and being partially boarded.



Bedroom One - 13' 5" x 11' 11" (4.09m x 3.63m)

With uPVC double glazed windows to the front and side, quality Neville Johnson fitted wardrobes to one wall, ceiling light and radiator.



Bedroom Two -

Having previously been utilised as bedroom 3/4 with uPVC double glazed window, ceiling light and radiator.



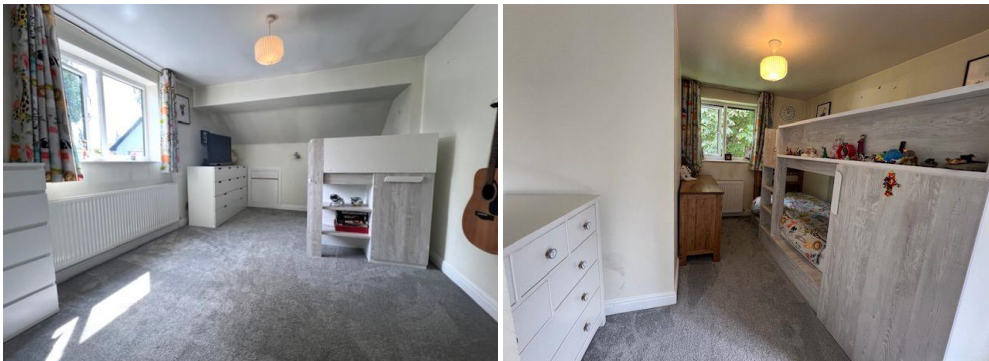
Bedroom Three/Four combined - 27' 3" x 10' 5" (8.30m x 3.17m)

With windows to front and side elevations, ceiling lights and radiators.



Bedroom Three - 10' 2" x 10' 4" (3.10m x 3.15m)

Having previously been utilised as bedroom three/four with uPVC double glazed window, ceiling light and radiator.



Bedroom Four - - 11' 11" x 9' 2" (3.63m x 2.79m)

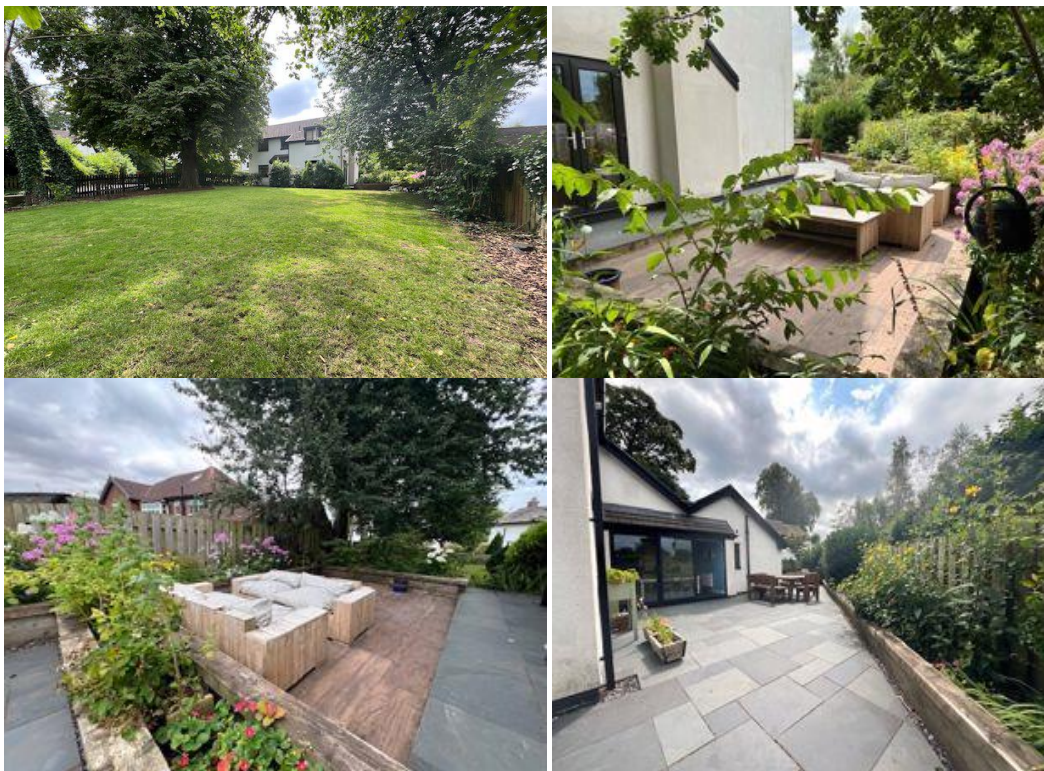
Family Bathroom -

With a four piece suite comprising Jacuzzi wash hand basin, low suite W.C. contemporary bath and quadrant glazed screen shower compartment with mains shower, fully tiled and opaque uPVC double glazed window to the front.



Outside -

A great plot with garden areas all around and exceptionally well positioned and designed terraces and patios, a perfect home for outdoor entertaining or family al fresco dining. To the front is a beautiful English country style garden being mainly laid to lawn with borders and trees, a lovely curved stone wall to one corner creates a great elevated feel. To the dining kitchen is a granite tiled patio area, a great sun trap perfect for dining. There is a great size driveway providing parking for several cars being quality resin laid. Outside the family lounge is another fabulous outdoor entertaining area with a cleverly designed patio with composite floor area and gorgeous timber sleeper style raised flowerbed areas enclosing another sunny and tranquil place to dine or entertain. The rear enclosed lawn garden is ideally situated as a lawn or indeed an area for ancillary use eg wood store.



Disclaimer –

The information displayed about this property within these particulars 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