



217 Woodplumpton Road, Woodplumpton

Preston

£685,000





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Woodplumpton, Preston

Stunning, spacious 4-bed detached home in Woodplumpton village. Features 3 reception rooms, beautiful kitchen, 2 master bedrooms, extensive gardens, outbuildings, integral garage, and ample parking. Peaceful location with easy motorway access. Ideal for those seeking tranquillity and comfort.

Council Tax band: D

Tenure: Freehold

- Beautiful detached home in semi rural setting
- Three reception rooms including snug/office, family room and dining kitchen
- Four double bedrooms and three bathrooms
- Master one - has dressing area and ensuite bathroom
- Master two - has balcony and ensuite bathroom
- Extensive and well maintained gardens
- Kitchen has central island in stunning marble and integral bar area

Entrance Hallway

Doorway leading into entrance hallway with access to reception rooms on the ground floor, and stairs leading to first floor. Engineered wood flooring, tiled at entrance.

Reception Room

Engineered wood flooring. Feature fireplace. Window to front.

Family Room

ClearView multi fuel stove. Windows to side and rear, French doors to rear.

Dining Kitchen

Excellent range of wall and base units with double recessed Belfast sink. Integrated appliances include: dishwasher, fridge freezer, wine cooler, Range cooker with induction hob and electric ovens with extractor fan over. Cupboards include a bar with lighting. Tiled floor. Stunning marble top counters and island. Dining area. Velux windows with integrated rain sensors. Window and French doors to rear.

Rear Porch

Side entrance to property, access to kitchen, WC and garage.

WC

Wall mounted wash hand basin and WC. Tiled floor.

Landing

Galleried landing with access to bedrooms and bathroom.

Bedroom One

Double bedroom. Dressing area with mirrored fitted wardrobes. Window to rear.

Ensuite Bathroom

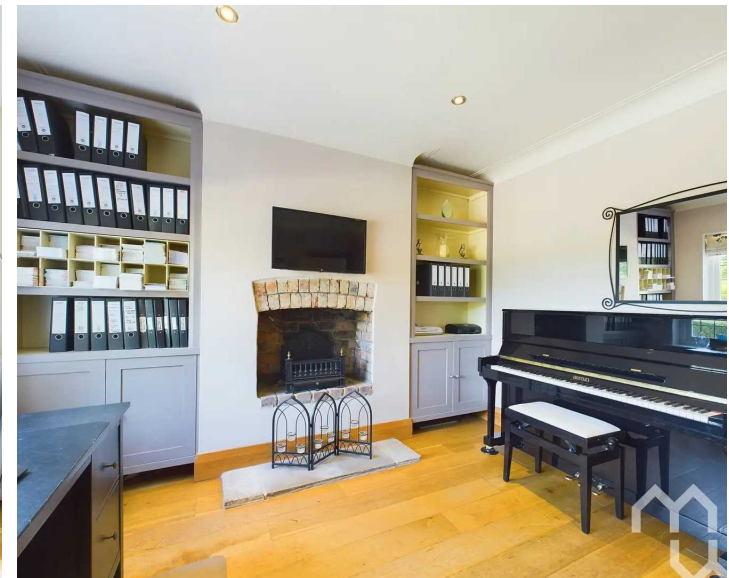
Walk in shower cubicle with mains shower. Wash hand basin. WC. Feature heated towel rail. Fully tiled walls and floor. Window to rear.

Bedroom Two

Double bedroom. Feature fireplace. Balcony. Windows to rear.

Ensuite Bathroom

Walk in shower cubicle with mains shower, pedestal wash hand





Bedroom Two

Double bedroom. Feature fireplace. Balcony. Windows to rear.

Ensuite Bathroom

Walk in shower cubicle with mains shower, pedestal wash hand basin, WC. Window to rear.

Bedroom Three

Double bedroom. Feature fireplace. Window to front.

Bedroom Four

Double bedroom. Window to front.

Family Bathroom

Four piece suite comprising of: Bath, walk in shower cubicle with electric shower, vanity wash hand basin. Heated back-lit mirror. WC. Partly tiled walls. Tiled floor. Window to front.

REAR GARDEN

Extensive rear garden, mostly laid to lawn with patio areas at the rear of the home. Established planting. Hedge and fence boundaries. Various outbuildings.

FRONT GARDEN

Gravelled area for parking. Hedge boundaries with full width gate. Raised bed with established planting. Flagged area near to property.

GARAGE

Single Garage

Integral garage with electric door.

ON DRIVE

6 Parking Spaces

Multiple car parking on gravel drive to front.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1768.92 ft²

164.34 m²

Reduced headroom

14.20 ft²

1.32 m²

(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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