



## 10 The Chimes, Tarleton

Preston

Guide Price **£390,000**



## 10 The Chimes

Tarleton, Preston

Stunning 4-bed detached house in Tarleton. Features a spacious open plan kitchen/diner/living area, multiple reception rooms, multi-fuel burner, utility room, fitted wardrobes, master en-suite, integral garage, well-maintained outdoor spaces, and ample parking. Ideal for family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Modern Detached Family Home
- Four Bedrooms All Fitted Wardrobes
- Open Plan Kitchen/Diner/ Living
- Double Driveway & Single Garage
- Front And Rear Gardens
- Feature Multi-Fuel Burner
- Three Reception Rooms
- Utility And WC

**Entrance**

Karndeans, Herringbone floor.

**Living Room**

Window to front. Karndeans Herringbone floor.

**Playroom/Study**

Window to front. Karndeans floor.

**Open Plan Kitchen/Diner/Living**

Open living, excellent range of eye and low-level units; integrated appliances include dishwasher, electric oven, induction hob, extractor fan, space for a fridge freezer, island, and breakfast bar. There is a dining area, Bi-Fold doors to the rear, a multi-fuel log burner, and a pitched roof. Karndeans Floor.

**Utility Room**

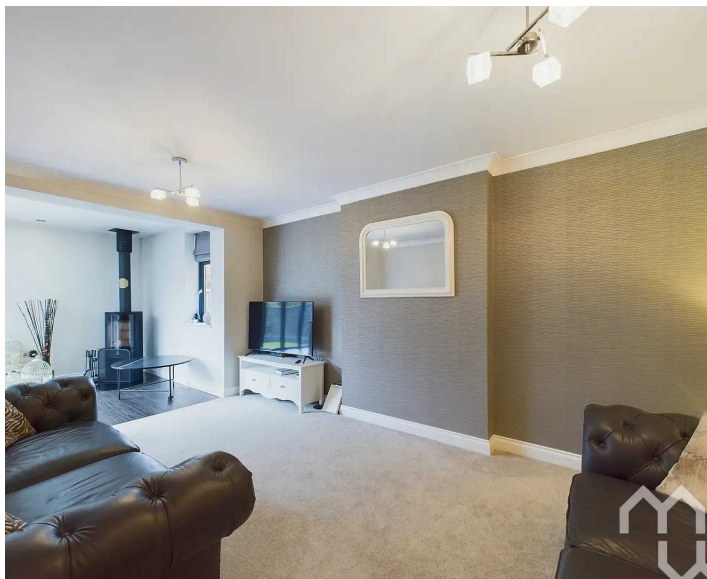
Good range of eye and low-level units, Karndeans floor. Window to side. Plumbed for washing machine, space for tumble dryer. Single sink.

**Downstairs WC**

Low level wc, vanity wash hand basin, part tiled walls, and tiled floor. Window to side.

**Living Room**

Open into Kitchen/Diner with multi-fuel burner.





## **First Floor Landing**

### **Bedroom One**

Fitted walk-in wardrobe, window to front.

### **En Suite**

Three-piece suite, pedestal wash hand basin, low level wc, shower cubicle, fully tiled walls, and tiled floor. Window to rear.

### **Bedroom Two**

Window to front. Fitted wardrobes.

### **Bedroom Three**

Fitted wardrobes, two windows to the rear.

### **Bedroom Four**

Window to rear. Fitted wardrobes.

### **Bathroom**

Three-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low-level wc, part tiled walls, and tiled floor. Window to side.

### **Garage**

Integral garage, boiler, with electric.

**GARDEN**

Front lawn, established borders and shrubs, large driveway.

**GARDEN**

Mainly laid to lawn, sleeper borders, and a patio area.

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1764.54 ft<sup>2</sup>

163.93 m<sup>2</sup>

Reduced headroom

16.95 ft<sup>2</sup>

1.57 m<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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