



2 Hall Carr Court, Walmer Bridge

Preston

Guide Price **£650,000**



2 Hall Carr Court

Walmer Bridge, Preston

Spacious 4-bed detached family home in semi-rural location near Longton. Private drive with underfloor heating, solar panels, countryside views. Easy access to amenities and transport links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached family home
- Four bedrooms
- Spread across three floors
- Underfloor heating to ground floor
- Beautiful field views to rear
- Solar Panels
- Fabulous master suite

Hallway

Tiled floor. Double doors to lounge. Walk in cloakroom. Feature round window.

Lounge

Double doors to Kitchen and two windows to rear. Chimney with a class 1 flue suitable for a wood burning stove.

Kitchen Dining Living Area

Charles Rennie Mackintosh collection Kitchen with an extensive range of eye and low level units, inset stainless steel sink with mixer tap and horseshoe island all with Silestone work top. Space for American style fridge freezer. Integrated appliances include split level Fisher & Paykel dishwasher and Britannia range cooker with double electric oven and 8 ring gas hob, microwave. Tiled floor.

Utility Room

Excellent range of units with 1 1/2 sink. Plumbed for additional appliances. Drying cupboard. Tiled floor. Door to garage.

Downstairs w.c.

Two piece suite comprising vanity wash hand basin and w.c.





First Floor Landing

Stunning curved staircase to galleried landing. Walk in storage cupboard.

Bedroom Two

Storage cupboard. Two windows to rear.

En suite

Three piece suite comprising shower cubicle, vanity wash hand basin and w.c. Feature heated towel rail. Tiled floor. Window to side.

Bedroom Three

Two windows to front.

Bedroom Four

Fitted wardrobes and two windows to rear.

Family Bathroom

Three piece suite comprising bath, vanity wash hand basin and w.c. Feature heated towel rail. Feature storage. Tiled floor. Window to side.

Walk in storage

Master suite

The master suite occupies the whole second floor, with beautiful field views. Built in storage. Window to rear and Velux to front.

Dressing room

Master en-suite

Four piece en-suite comprising feature inset bath, mains shower, vanity wash hand basin and w.c. Feature heated towel rail. Door to walk in storage area. Window to rear.

Solar panels

16 solar panels that generate a tax free feed in tariff further information upon request.

REAR GARDEN

The south facing rear garden is mainly walled with lawn and mature established shrubs. Stunning field views from the sun terrace seating area.

GARAGE

Double Garage

Double garage with electric door and hot water shower.

OFF STREET

4 Parking Spaces

Block paved driveway.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2582.27 ft²

239.90 m²

Reduced headroom

81.50 ft²

7.57 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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