



37 Bellis Way

Walton-Le-Dale, Preston, PR5 4NS

£420,000



We are delighted to offer for sale this executive four-bedroom detached house situated on the popular Walton Park estate in the sought-after area of Walton-Le-Dale. A Wimpey property built in 2000 and tastefully decorated throughout, this family home offers spacious living accommodation and is suitable for the needs of a growing family. Viewings are highly recommended but, briefly, the accommodation is comprised of an entrance hallway, fitted kitchen/diner with integrated appliances, separate utility room with internal access to the double garage, lounge, dining room, spacious conservatory with under floor heating and ground floor WC. On the first floor, there are four bedrooms, all with fitted wardrobes and a larger than average en-suite to the master, and a family bathroom. Externally the property has a beautiful, mature rear garden whilst to the front, there is parking for several cars and a desirable double garage. Freehold. EPC rating C. Council Tax Band E.



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GROUND FLOOR

Entrance hallway

Composite double glazed front door, laminate flooring, central heating radiator, doors to the lounge, kitchen/diner and cloakroom. Under-stairs storage cupboard. Stairs to the first floor.

Cloakroom

uPVC double glazed frosted window to front, laminate flooring. Two piece suite comprising a pedestal hand basin with tiled splashback and low level WC. Central heating radiator.

Lounge

17'6" x 11'1" (5.345m x 3.392m)

uPVC double glazed window to front. Marble effect feature fireplace housing a fan assisted living flame gas fire. Central heating radiator. Opening to the dining room.

Dining Room

11'1" x 9'0" (3.389m x 2.752m)

uPVC double glazed double doors and windows to the conservatory. Central heating radiator. Door to the kitchen/diner.

Kitchen/Diner

20'6" x 10'6" (6.250m x 3.202m)

uPVC double glazed window to rear. uPVC double glazed double doors to the conservatory. Fitted with a range of wall and base cupboards with contrasting worktop and tiled splashback. Integrated appliances include a composite 1.5 sink and drainer, eye level oven, microwave, five ring gas hob with wok burner, extractor fan, freezer and Siemens dishwasher. Space for large American fridge/freezer. Tiled flooring to kitchen area. Laminate flooring to dining area.

Under-counter and plinth lighting. Recessed spotlights. Central heating radiator. Door to the utility room.

Utility Room

7'9" x 5'4" (2.377m x 1.643m)

Composite double glazed exit door to rear. uPVC double glazed window to side. Matching wall and base units with contrasting worktop and tiled splashback. Stainless steel sink and drainer. Wall mounted Worcester A rated combi boiler approx 2 years old. Spaces for a washing machine and dryer. Extractor fan. Internal door to the garage. Loft hatch. Tiled flooring.

Conservatory

17'10" x 8'10" (5.437m x 2.693m)

Brick base. uPVC double glazed windows to rear and side. uPVC double glazed French doors to rear. Tiled flooring. Underfloor heating.

FIRST FLOOR

Landing

Central heating radiator. Access to the loft which is partially boarded and benefits from lighting. Two built in floor to ceiling storage cupboards with one containing an electric radiator. Door to the four bedrooms and family bathroom.

Master Bedroom

15'1" x 11'1" (4.610m x 3.390m)

uPVC double glazed window to front, central heating radiator, fitted wardrobes, chest of drawers and dressing table. Archway to en-suite shower room.

En-suite

9'3" x 5'5" (2.824m x 1.667m)

uPVC double glazed frosted window to front. Three piece suite comprising hand basin and WC in vanity

unit and shower enclosure with tiled walls Central heating radiator, Recessed spotlights.

Bedroom Two

13'4" x 8'5" (4.082m x 2.571m)

uPVC double glazed window to front, central heating radiator. Fitted wardrobes.

Bedroom Three

11'5" x 10'9" (3.485m x 3.295m)

uPVC double glazed window to rear, central heating radiator. Fitted wardrobes.

Bedroom Four

9'5" x 8'9" (2.893m x 2.682m)

uPVC double glazed window to rear, central heating radiator. Fitted wardrobes.

Family Bathroom

7'9" x 7'4" (2.380m x 2.249m)

Four piece suite comprising shower enclosure, bath, WC and hand basin in vanity unit. Central heating radiator. Recessed spotlights. Shaving socket and mirror with built in lighting. uPVC double glazed frosted window to rear.

GARAGE

Double doors to front. Power and lighting. Garage measures 5.309m x 5.255m

EXTERNAL

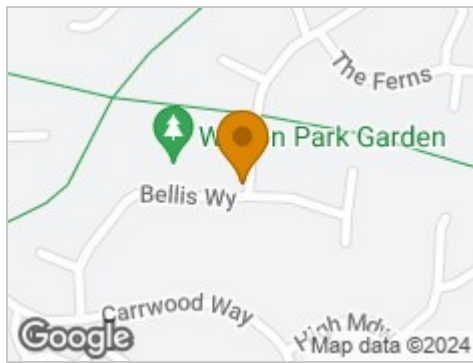
Double drive leading to the garage and lawn with mature trees and flowering plants feature at the front of the property. To the rear, there is an enclosed garden with a lawn bordered with established trees and shrubs, a large flagged patio and shed.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



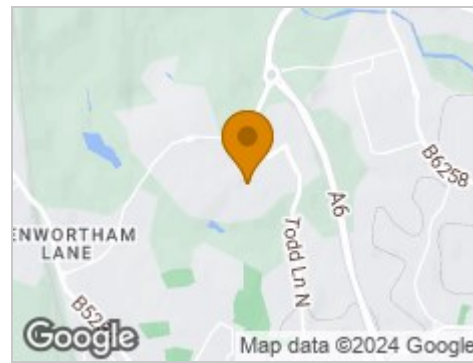
Road Map



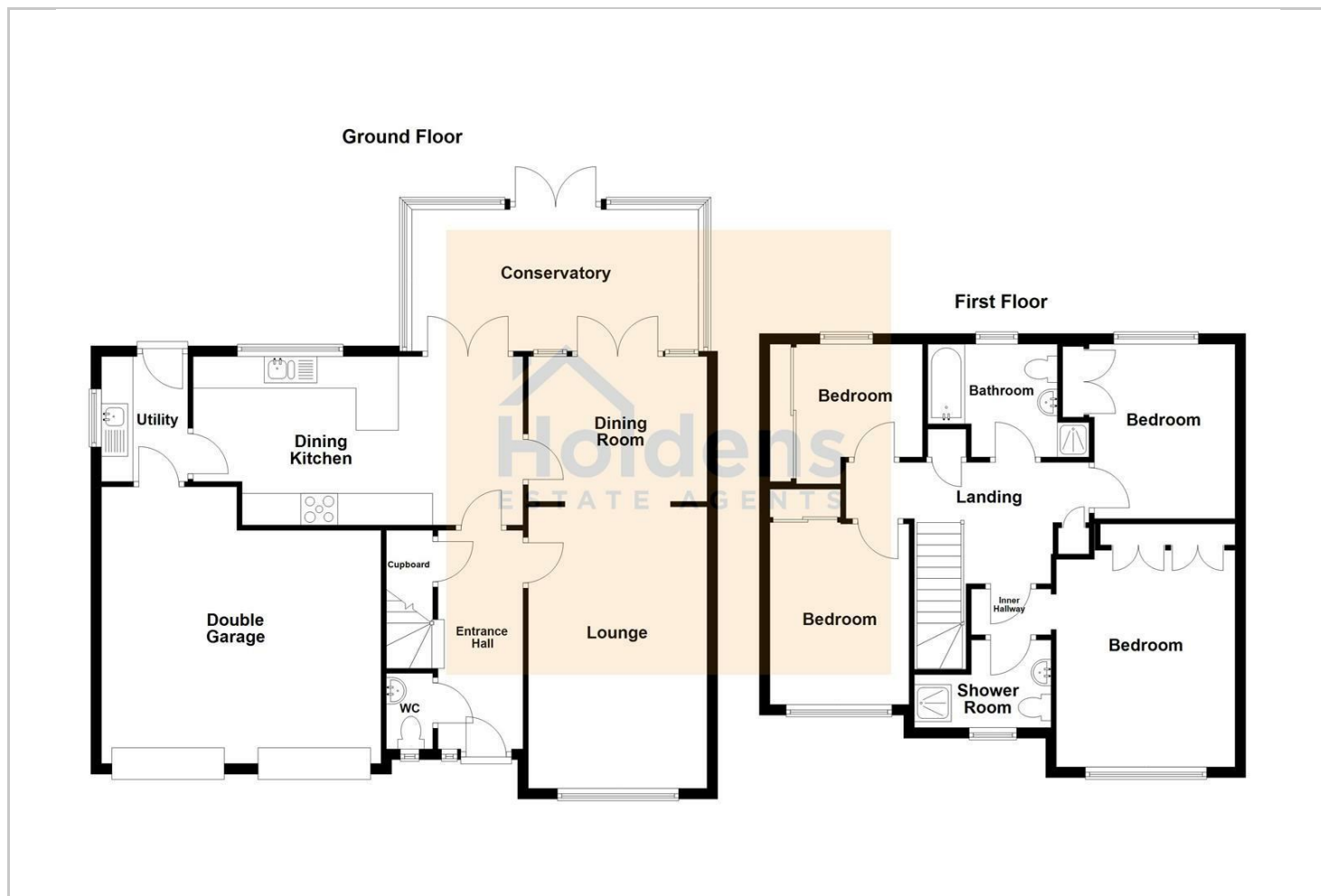
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

