



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Dibbs Pocket Preston Old Road,

- Spacious Detached Family Property
- Two Reception Rooms & Conservatory
- Fitted Dining Kitchen, Utility & Cloaks/WC
- Ground Floor 4th Bedroom with En Suite Shower/WC
- 1st Floor Principal Bedroom with Dressing Room & En Suite Shower/WC
- Two Further 1st Floor Bedrooms & Family Bathroom/WC
- Gardens to the Front & Rear
- Double Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band G & EPC Rating D

## Offers In The Region Of £500,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)





# 1 Dibbs Pocket Preston Old Road, Freckleton

## GROUND FLOOR

### VESTIBULE ENTRANCE

4'7 x 4'6

Approached through an outer door with upper leaded and stained glass panels.

### ENTRANCE HALL

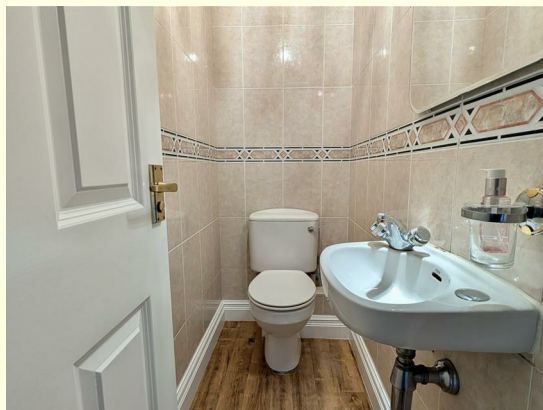
11'5 x 10'5



Nicely appointed hallway with double panel radiator. Staircase leads off with white spindled balustrade and under stair cupboard and separate adjoining store cupboard containing bolted safe.

### CLOAKS/WC

6'5 x 2'8



With ceramic tiled walls. Two piece white Roca suite comprises: fixture wash hand basin and low level WC.

## LOUNGE

17'7 x 11'8



Delightful through lounge approached from double obscure glazed doors from the main hall. Deep double glazed window overlooks the front elevation. Further second window has pleasant views looking over the enclosed rear lawned gardens. The focal point of the room is a recessed open cast iron fire grate with wide marble surround and matching raised marble hearth. Double panel radiator. Corniced ceiling and centre rose. Fitted wall lights. Television aerial sockets. Matching obscure double opening glazed doors lead to:

## DINING ROOM



Nicely appointed second reception room with double opening doors lead to the CONSERVATORY. Double panel radiator. Feature minstrel galleried vaulted ceiling.

## CONSERVATORY

16'6 x 9'8



With ceramic tiled floor. uPVC Double glazed windows and matching pitched glazed roof. Panel radiator. Double opening doors overlook and give access onto the rear garden. Internal double doors give access to the kitchen.

## DINING-KITCHEN

17'6" x 10'9"



Very impressive and spacious family dining kitchen. Double opening doors lead to the conservatory and single door to the adjoining dining room. Excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces with matching peninsula unit. Inset one & a half bowl single drainer sink incorporating a waste disposal unit. Built in appliances comprise: electric automatic fan assisted oven. Neff microwave oven above. Matching Neff four ring ceramic hob with illuminated extractor canopy over. Bosch built in dishwasher. Spacious Miele larder fridge and adjoining freezer. Side double glazed window with top opening light. Ceiling halogen downlights. Double panel radiator. Double doors reveal a useful PANTRY CUPBOARD. From the kitchen there is a rear vestibule with adjoining outside door and access leads to the laundry room.

## DINING-KITCHEN



## LAUNDRY ROOM

12' x 5'2"



With a range of wall and floor mounted cupboards. Turned laminate working surfaces with inset single drainer stainless steel sink unit. Plumbing facilities for automatic washing machine and tumble dryer. Panel radiator. Ceramic tiled walls. Airing cupboard with wall mounted Worcestor central heating boiler and lower insulated water cylinder. Double panel radiator.

## GROUND FLOOR FOURTH BEDROOM

11'5" x 8'6"



Double glazed window overlooking the front garden. Double panel radiator. Corniced ceiling.

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## EN SUITE SHOWER ROOM/WC

11'5 x 2'8



With ceramic wall and floor tiles. Three piece suite comprises: step in tiled shower compartment with a plumbed shower and folding outer door. Roca fixture wash hand basin with illuminated medicine cabinet above. Low level WC. Panel radiator. Obscure double glazed outer window.

## FIRST FLOOR



Approached from the previously described staircase leading to the attractive minstrel galleried landing with split level floor. Two useful linen store cupboards with access into the loft areas.

## BEDROOM SUITE ONE

14' x 10'9 (max measurements)



Nicely appointed and spacious double bedroom with double glazed window overlooking the enclosed rear garden. Double panel radiator. Corniced ceiling and centre rose.

## WALK IN DRESSING ROOM

9' x 5'3



With double glazed window overlooking the front gardens.



### EN SUITE SHOWER ROOM/WC

7'6 x 5'2



With ceramic tiled walls. Three piece suite comprises: tiled shower compartment with a plumbed shower and pivoting outer door. Vanity wash hand basin with illuminated mirror above and drawer units beneath. The suite is completed by a Roca low level WC. Wall mounted shaving point. Obscure double glazed outer window. Cream heated ladder towel rail.

### BEDROOM TWO

13'2 x 9'9



Well appointed second double bedroom with double glazed window has views of the rear garden. Double panel radiator. Corniced ceiling.

### BEDROOM THREE

12'7 x 9'8 plus dormer reveal



Third double bedroom with pitched ceiling and walk in dormer window with views of the front garden. Double panel radiator.

### BATHROOM/WC

10' plus shower x 6'3



Modern four piece white suite comprises: Corner jacuzzi style panelled bath. Vanity wash hand basin with illuminated mirror above and wall mounted shaving point. Step in tiled shower compartment with a plumbed shower and pivoting outer door. The suite is completed by a low level WC. Wall mounted cream heated ladder towel rail. Ceramic tiled walls with two inset wall displays. Obscure double glazed outer window.

### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a concealed Worcester boiler in the laundry room serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described the windows are DOUBLE GLAZED with a mixture of uPVC frames and timber frames.

### OUTSIDE



To the front of the property the garden has been landscaped for ease of maintenance with established shrubs and plants. Stone chipped areas and adjoining block paved double driveway leading to the double garage.

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To the side and rear of the property there is a delightful enclosed landscaped garden laid to lawn with sleeper steps, pond and established mature trees and bushes. Paved sun terrace adjoins the rear of the property. Wrought iron pedestrian gate gives access down the side of the property to the front garden.

## OUTSIDE



## DOUBLE GARAGE

18'5 x 18'

Double brick garage with electrically operated up & over door and rear personal door. Power and light supplies connected. Double glazed window gives further natural light. To the front of the garage there is a double paved parking space.

## TENURE/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band G

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts namely the shared drive and garden areas adjacent thereto. A figure of £80 per quarter is currently levied.

## INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION

Dibbs Pocket is a delightful detached property constructed in 1999 by Eason Homes Construction Ltd, being an exclusive development situated in the heart of the old part of Freckleton just off Lower Lane just a few minutes stroll into the centre of Freckleton Village with its comprehensive shopping and village amenities. An internal and external inspection is strongly recommended to appreciate the well planned and spacious family accommodation this four bedroomed property has to offer. Freckleton Village is situated within just a few minutes drive to Lytham St Annes and being close to Preston and Kirkham with direct transport services.

## THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## INTERNET & EMAIL ADDRESS

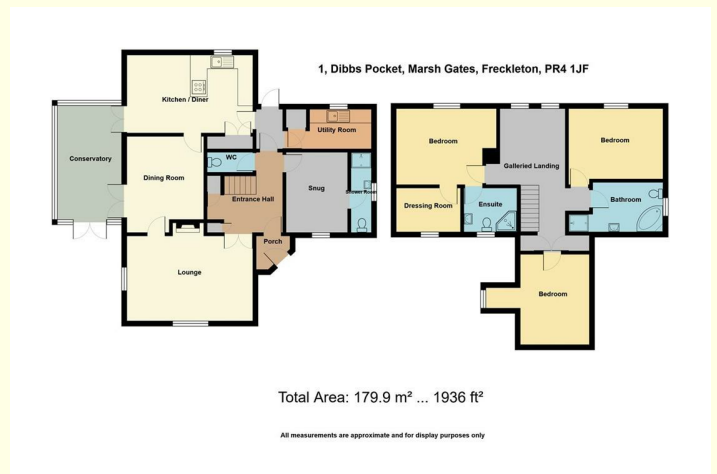
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## Consumer Protection from Unfair Trading Regulation

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared March 2025



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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