

DETACHED & EXTENDED
DORMER BUNGALOW

SET IN APPROX 1/2 ACRE PLOT

EXCEPTIONAL GARDENS THAT
MUST BE VIEWED TO FULLY
APPRECIATE !!!

LOCATED IN THE HEART OF
FRECKLETON VILLAGE

FOUR BEDROOMS & TWO
RECEPTION ROOMS

TWO GARAGES & SWEEPING
DRIVEWAY

OFFERED WITH NO CHAIN
DELAY !!!

GAS CENTRAL HEATING &
SOLAR PV PANELS



Detached and extended 4 Bedroom Dormer Bungalow, set in approx 1/2 acre plot with wonderful and unrivalled manicured gardens, in the heart of Freckleton Village. In brief, the accommodation to the ground floor comprises: Entrance Porch, Entrance Hall, Lounge, Dining Room, 2 Double Bedrooms, Family Bathroom, Dining Kitchen, Sun Room and rear Utility Porch. To the First Floor, two further Double Bedrooms and an ensuite WC. Externally, Two Garages and this unique hidden gem is a tranquil, secret garden full of wonders. Situated at the front are two mature pear trees along with well established apple, damson and plum trees, which complement this delightful property. An eye catching crimson red Acer stands proud as you enter the garden. Well stocked borders line the private driveway housing topiary trees, bushes and an elegant, spiral Old English Yew tree. To the side is a large greenhouse and secluded gravelled garden with a sizeable Christmas tree, overlooked by the relaxing hot tub. With just short of half an acre, this garden really is a gardeners paradise and must be seen to be appreciated. No Chain Delay!!!

For an appointment to view call 01772 633399 or email

info@tempoestates.co.uk





Entrance Porch

UPVC glazed front door opens into a good sized entrance porch with wrap around UPVC double glazed windows and brick built base. Tiled flooring, ceiling light, meter cupboard and timber glazed door to:

Entrance Hall

Open plan stairs to first floor, ceiling light and radiator. Doors to the following rooms:

Dining Room 12' 1" x 15' 0" (3.68m x 4.57m)

UPVC double glazed bay window to the front. Stone fireplace and hearth, coved ceiling and light and radiator.

Bedroom One 11' 8" x 10' 0" (3.55m x 3.05m)

Sliding patio doors to the front, fitted sliding mirrored wardrobes, ceiling light and fitted bedside unit lights and radiator.

Bathroom

UPVC double glazed frosted window to the side, Fitted bathroom housing four piece suite in white comprising: Bath set in ceramic tiled surround with mixer tap, step in quadrant shower enclosure with mixer shower controls, riser rail with shower attachment, pedestal washbasin with mixer taps and low level push button flush WC. Fully ceramic tiled walls with contrasting border and flooring, mirrored medicine cabinet, panelled ceiling with inset downlighters and radiator.

Bedroom Four / Study 9' 1" x 12' 4" (2.77m x 3.76m)

UPVC double glazed window to the side. Formerly Bedroom Four, now being used as a study with glazed double doors opening to the Lounge, but can easily be changed back to a bedroom. Ceiling light and radiator.

Dining Kitchen 9' 1" x 18' 5" (2.77m x 5.61m)

Accessed from the Dining Room and open plan to the Sun Room. Fitted kitchen in U shaped design with Beech wall and base units with contrasting laminate worksurfaces. Resin 1.5 bowl sink and drainer with tall mixer tap and feature stained glass window above. Freestanding electric cooker with hob and double oven / grill, chimney style cooker hood, integrated fridge & freezer and automatic dishwasher. Two ceiling lights, laminate flooring and radiator.

Lounge 12' 4" x 21' 5" (3.76m x 6.52m)

Two UPVC double glazed windows to the rear and further window to the side and two ceiling skylights allowing plenty of natural light. Remote operated electric fire set on tiled hearth, ceiling and wall lights and radiator. Archway to:

Sunroom 9' 1" x 9' 10" (2.77m x 2.99m)

Open plan to the dining kitchen with ceiling light and radiator. UPVC sliding patio doors to the rear garden with fitted retractable sun canopy. Windows plus glazed door to the side, leading to:

Rear Utility Porch

Wrap around UPVC double glazed windows and doors. Fitted base unit with work top, tiled floor and wall lights.

First Floor Landing

UPVC double glazed frosted window to the rear. Aforementioned stairs down to the ground floor. Doors to:

Bedroom Two 12' 0" x 15' 1" (3.65m x 4.59m)

UPVC double glazed window to the rear, sliding doors to built in eaves storage cupboards and door to further storage cupboard, ceiling light and radiator.

Bedroom Three 12' 0" x 10' 0" (3.65m x 3.05m)

UPVC double glazed window to the rear. Fitted wardrobes to eaves and built in storage cupboards housing the hot water cylinder. Ceiling light and radiator. Door to:

Ens-suite WC

Two piece suite comprising: pedestal washbasin with mixer tap and low level push button flush WC. Tiled walls, laminate flooring and radiator.

Garage One 17' 5" x 9' 1" (5.30m x 2.77m)

Up and over door to the front, window to the side and personal access door to the rear. Power and lighting and beyond the rear door a further store cupboard housing the gas central heating boiler.

Second Garage 20' 0" x 10' 2" (6.09m x 3.10m)

A further detached masonry garage with up and over door and window to the rear.



Exterior

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Council Tax Band = E

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

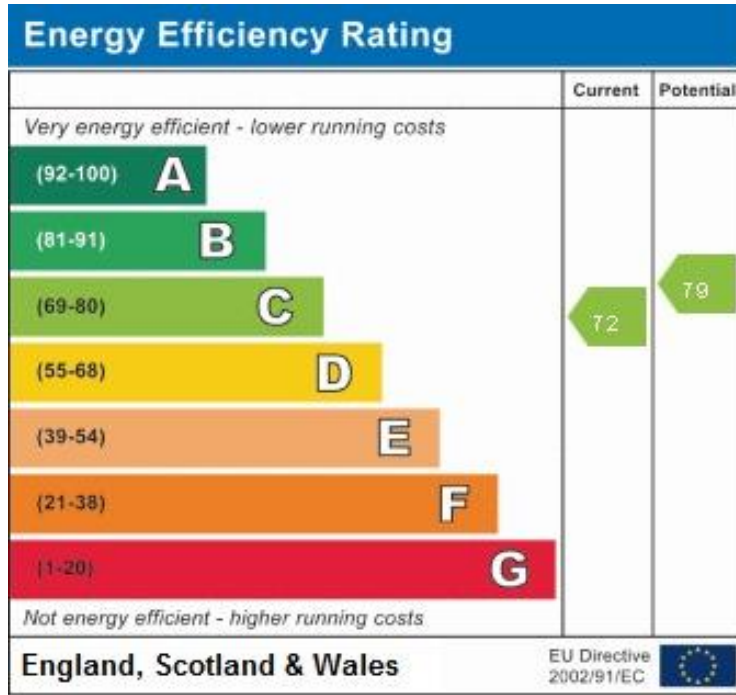
Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





EPC Chart



Address:
Preston Old Road

FLOORPLANS



While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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