



## Dakota Drive, Warton, PR4 1ER

- 4 Bedroom Modern Family Detached Home
  - 4 Double Bedrooms
  - Utility Room & Cloaks / WC
  - Gas Central Heating & Double Glazing
  - Close to Warton & Freckleton Amenities
- Large Fitted Dining Kitchen
- Landscaped Rear Garden, Integral Garage & Driveway
- En Suite Shower/WC & Bathroom/WC
- Modern Development
- Council Tax Band E & EPC Rating B

Contact Annette & Team Tempo **NOW**

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**www.tempoestates.co.uk**

# Dakota Drive, Warton, Preston PR4 1ER

Tempo are delighted to bring to the market this well presented Four Bedroom detached family home. The property is located within a modern development and close to the amenities of both Warton & Freckleton.

The accommodation briefly comprises: Entrance Hall, Lounge, Large Fitted Dining Kitchen, Ground Floor Cloaks /WC and separate Utility Room . To the First Floor, Four Spacious Double Bedrooms - The Master being En-suite and Family Bathroom W/C. Landscaped Rear Garden, Integral Garage and Driveway for two cars. EPC = B.



Council Tax Band: E

Tenure: Freehold



### Entrance Hall

Composite glazed front door opens into the entrance hall. Stairs to first floor, Ceiling light, laminate floor and radiator. Door to:

### Lounge

14'8" x 12'7"

UPVC double glazed bay window to the front. Built in storage cupboard under stairs, ceiling light, TV point, laminate floor and radiator.

### Dining Kitchen

11'5" x 19'3"

Modern open plan kitchen / diner connected perfectly to the rear garden via protruding UPVC double glazed French doors with full length glass panels and additional UPVC window to the rear, allowing plenty of natural light. Wide range of grey gloss wall and base units with LED downlighting and contrasting laminate work surfaces and upturn splashbacks. 1.5 bowl sink and drainer with mixer tap, inset electric hob with glass splashback panel and illuminated chimney cooker hood. Built in eye level electric oven, integrated tall fridge freezer and automatic dish washer. Tile effect laminate flooring, 2 x ceiling lights and radiators. Door leading to utility room and WC.

### Utility Room

Composite double glazed exterior door to the rear. Fitted wall and base units including housing for central heating boiler and incorporating laminate work surface with upturn splashbacks. Under counter spaces and plumbing for washing machine and tumble dryer, ceiling light, tile effect laminate floor and radiator.

### Ground Floor Cloaks / WC

UPVC double glazed frosted window to the side. Two piece suite comprising pedestal washbasin with mixer tap and low level push button flush WC. Ceiling light and radiator.

### First Floor Landing

Aforementioned stairs down to the ground floor.

Useful

built in airing cupboard and additional larger storage cupboard. loft access hatch, ceiling light and radiator. Doors to the following rooms:

### Master Bedroom

13'9" x 13'0"

Spacious Master Bedroom with UPVC double glazed window to front, ceiling light, TV point and radiator. Door to:

### En suite Shower Room

Three piece suite in white comprising: Step in shower enclosure with electric controls and handheld shower attachment on riser rail; vanity unit washbasin with mixer tap and low level WC with push button flush. Tiled splash backs and vinyl floor, shaver point, extractor fan, ceiling light and heated towel ladder.

### Bedroom 2

12'7" x 9'3"

UPVC double glazed window to rear, ceiling light and radiator.

### Bedroom 3

12'4" x 8'10"

UPVC double glazed window to front, ceiling light and radiator.

### Bedroom 4

11'4" x 8'10"

UPVC double glazed window to rear, ceiling light and radiator.

### Family Bathroom WC

UPVC double glazed frosted window to the rear. Three piece white suite, comprising: Panelled bath with mixer tap, pedestal washbasin with mixer tap and low level WC with push button flush. Tiled splash backs and vinyl floor, extractor fan, ceiling light and radiator.

### Garage

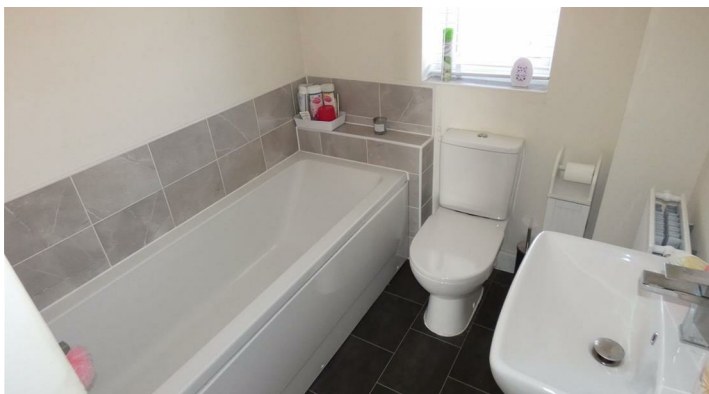
Integral single garage with up and over door to the front, power and lighting throughout.

### Exterior

The front of the home benefits from a block paved driveway providing parking for two vehicles, and decorative lawned garden with paved pathway to the front door.

The rear of the property boasts a good sized landscaped garden with laid to lawn, paved patio and a raised decking area. There is gated access down the side of the home, exterior lighting, outdoor water tap and power socket.







## 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.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronix ©2004

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