



Preston Old Road, Freckleton, Preston

Asking Price £449,995

- Detached & Extended Dormer Bungalow
- Set In Approx 1/2 Acre Plot
- Located In The Heart Of Freckleton Village
- Two Garages & Sweeping Driveway
- Hot Tub Included
- Decorated and Rewired Throughout with New Central Heating System
- Exceptional Gardens That Must Be Viewed To Fully Appreciate !!!
- Four Bedrooms & Two Reception Rooms
- Gas Central Heating & Solar PV Panels
- Offered With No Chain Delay !!! EPC = C

Preston Old Road, Preston PR4 1PD

Detached and extended 4 Bedroom Dormer Bungalow, fully decorated and rewired throughout with new central heating system. 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!!!



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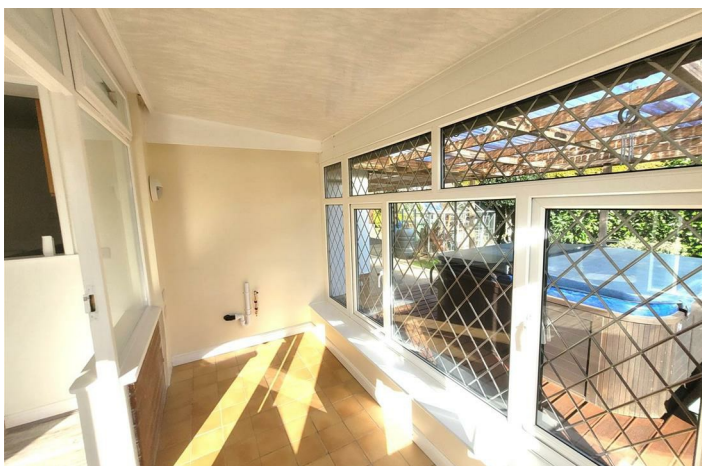
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C

Council Tax Band: E

Tenure: Freehold



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

12'0" x 14'11"

Spacious reception room with UPVC double glazed bay window to the front, coving ceiling light and two modern vertical radiators.

Bedroom One

11'7" x 10'0"

Sliding patio doors to the front, ceiling light and two modern vertical radiators.

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 border and tile flooring, mirrored medicine cabinet, panelled ceiling with inset downlighters and radiator.

Bedroom Four/Study

9'1" x 12'4"

UPVC double glazed window to the side, ceiling light and panel radiator.

Dining Kitchen

9'1" x 18'4"

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 and inset spotlights. 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 panel radiator.

Lounge

12'4" x 21'4"

Bright and airy reception room with two UPVC double glazed windows to the rear, 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 panel radiator. Archway to:

Sun Room

9'1" x 9'9"

Open plan to the dining kitchen with ceiling light and wall

light and panel 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 door to rear garden. Plumbed for washing machine, tiled floor and wall lights.

First Floor Landing

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

Bedroom Two

11'11" x 15'0"

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

Bedroom Three

11'11" x 10'0"

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

En-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

17'4" x 9'1"

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.

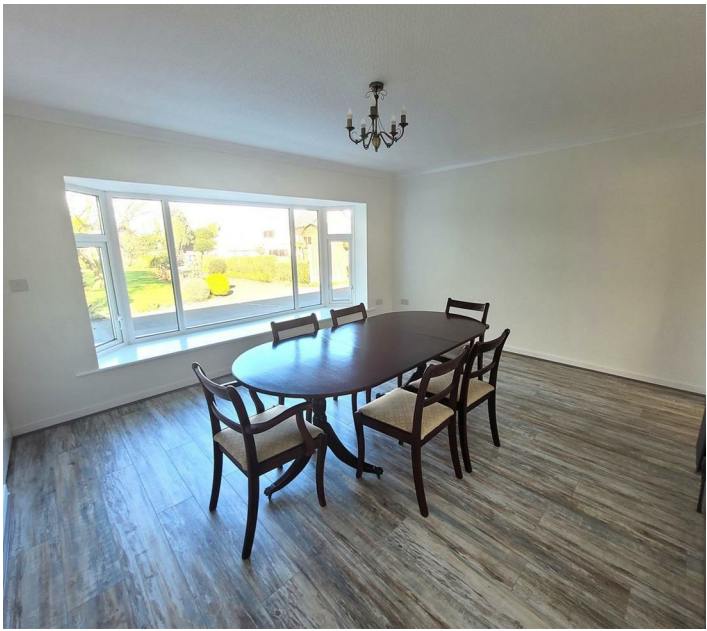
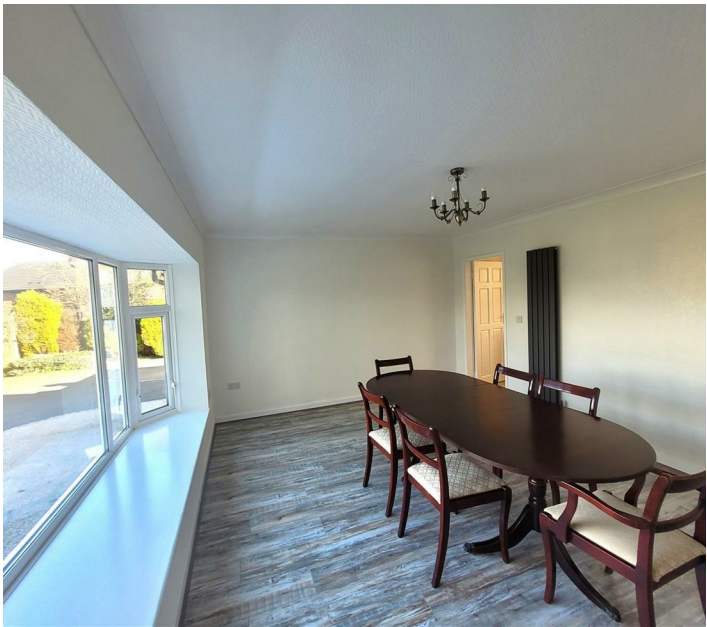
Garage Two

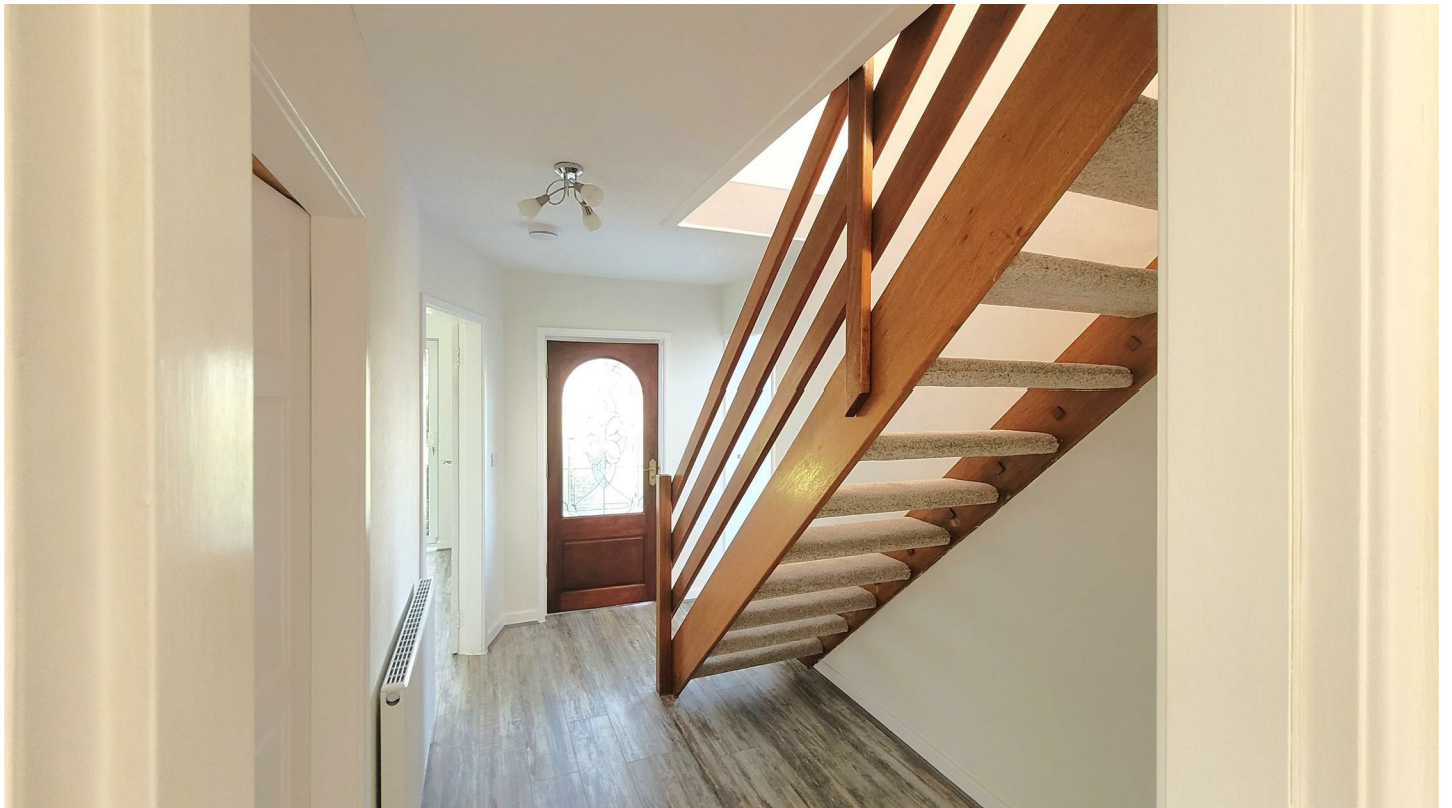
19'11" x 10'2"

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

Exterior

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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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	



SECOND FLOOR
43.6 sq.m. (469 sq.ft.) approx.



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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