



**5 Walton Gardens, Preston, PR4 5SF**

**Price £510,000**

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### Introduction

Welcome to Walton Gardens, Hutton, Preston – an exceptional four-bedroom detached executive home situated in one of Preston's most desirable neighbourhoods. This property offers an ideal balance of luxury and practicality, designed with the modern family in mind. Thoughtfully arranged and impeccably maintained, the home boasts expansive interiors, making it perfect for families seeking comfort, convenience, and style.

### Spacious Living Areas

Upon entering the property, you're greeted by a bright hallway leading to the main living spaces. The highlight of this home is undoubtedly the open-plan kitchen and dining area. This contemporary space is perfect for both day-to-day family life and entertaining guests. The kitchen is fitted with a range of sleek base and wall units, complete with top-of-the-line appliances, including a five-ring gas hob, integrated fridge freezer, and dishwasher. The room flows seamlessly into the dining area, where bi-fold doors open out onto the garden, allowing natural light to flood the space.

A separate lounge provides a more intimate setting, perfect for unwinding with a good book or enjoying quiet evenings in. Wood flooring and a feature box bay window add elegance to this tranquil space.

### Versatile Spaces for Modern Living

In addition to the lounge, this home offers a versatile sitting room, which can also function as a home office. With the rise of remote working, having a dedicated office space has become a priority for many buyers, making this an incredibly attractive feature.

A utility room adjacent to the kitchen ensures practical household tasks are kept out of sight, with fitted units and direct access to the double garage for added convenience. The ground floor is completed with a stylish guest WC.

### Bedrooms and Bathrooms

Upstairs, the master suite provides a luxurious retreat with ample space, a large double-glazed window, and a beautifully

appointed en-suite bathroom. The en-suite includes a modern walk-in shower, part-tiled walls, and high-end fixtures.

The remaining three double bedrooms are all generously sized, each offering comfortable accommodation for family members or guests. These bedrooms share a spacious family bathroom, fitted with a four-piece suite including a separate shower cubicle, panelled bath, and towel warming radiator. The thoughtful layout ensures that every inch of the property is optimised for family living.

### Outdoor Living

The outdoor spaces are equally impressive. The large, landscaped rear garden offers a perfect blend of lawn and decking, ideal for family activities and entertaining. The raised decking area provides a superb space for al fresco dining and summer BBQs. The garden is both private and peaceful, making it the ideal spot to relax and enjoy the outdoors.

At the front, the property features a low-maintenance garden and ample off-street parking. The double garage offers further convenience, whether you need space for vehicles or additional storage.

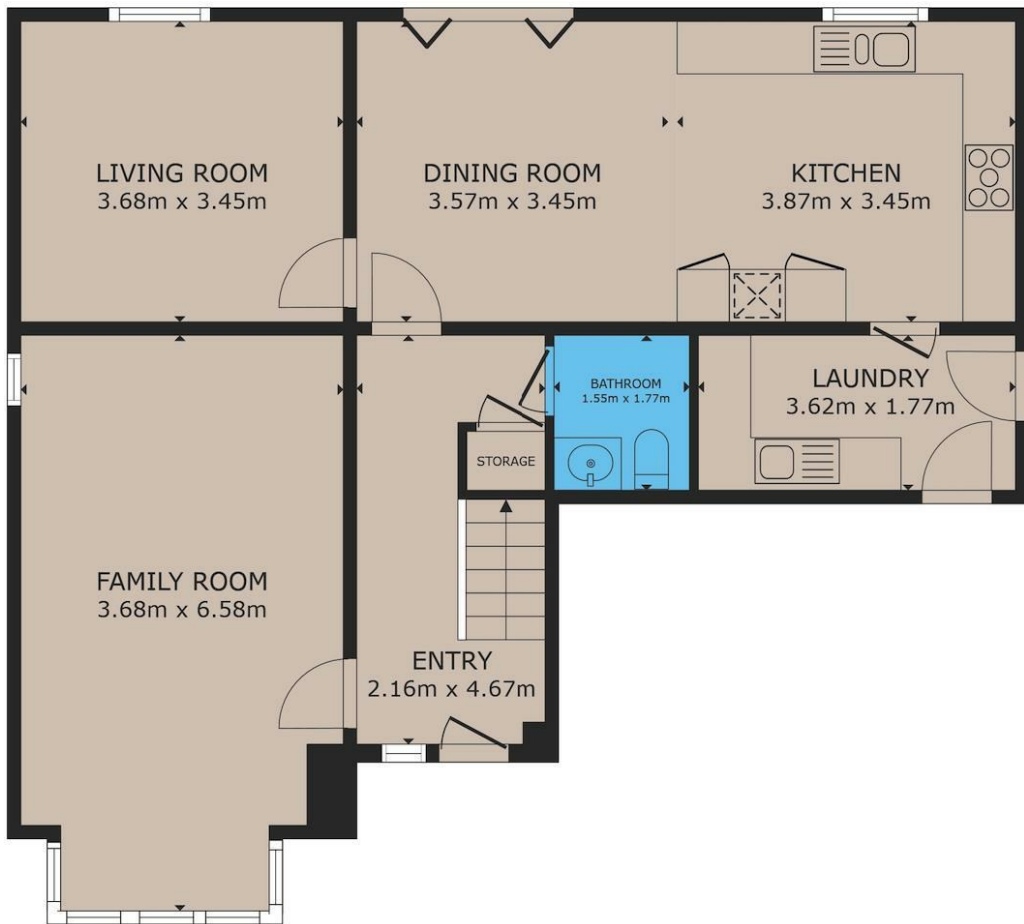
### Location

Walton Gardens is located in Hutton, a prestigious and sought-after area known for its peaceful surroundings and excellent amenities. Families will appreciate the proximity to top-rated schools, while professionals will benefit from easy access to local transport links, including major motorways. For those who enjoy outdoor activities, there are plenty of nearby green spaces and scenic walks. The community itself is welcoming, making this property ideal for those looking to settle in a safe and family-friendly environment.+

### Tenure

We have been advised by the Vendor that the property is FREEHOLD.





FLOOR 1

Energy Efficiency Rating	
Current	Potential
87	94

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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