



Maria B Evans Estate Agents Limited

2 Elmbank Drive, Hall Lane, Longton, PR4 5ZD

Offers in the region of £1,150,000



- Beautifully-designed and distinguished detached residence
- Set of a private gated enclave of three similar homes
- Planned and built to exacting standards throughout
- Impressive entrance hallway with cloakroom off
- Finished with much-considered interior design features
- Comfortably spacious, triple aspect principal lounge
- Further well-proportioned study/home office
- Splendid, generously spacious living-dining-kitchen
- Superbly appointed Leicht kitchen with Neff appliances
- Kitchen complementary utility/boot room with w.c. off
- Capacious master suite with dressing room and en suite
- Three further double bedrooms - two with en suite facilities
- Sumptuous principal bathroom with four-piece suite
- Villeroy & Boch suites fitted to all bathroom facilities
- Driveway parking and attached, large double garage
- Secluded, south facing, landscaped gardens to side and rear
- Close to village amenities and local renowned schools

Set in an enclave of three individually designed properties, this home has been designed and constructed to an exacting standard and encompasses a unique specification giving an elegant finish. Briefly, the property comprises an impressive hallway, comfortably spacious lounge, study/home office, stunning living-dining-kitchen, separate utility/boot room, washroom and further gardeners w.c., four double bedrooms to the first floor including a capacious master bedroom with dressing room and en suite, two further en suites and a sumptuous bathroom. The driveway provides parking for several cars and leads to an attached double garage with workshop area and comms section whilst the good-sized, secluded and enclosed south-west-facing gardens lie to the side and rear.

Through the threshold...

A tiled over-hang porch shelters the black composite door having opaque glazed panels to the side and opening into the impressively spacious hallway. Pendant and wall lights are on hand for later in the day and the air source under-floor heating continues throughout the entire ground floor. An oak newel heads the glass balustrade staircase which rises and turns to the first-floor landing and has a glazed panel allowing natural light to fill the area.



Off the hall and with a rear window, the ultra-chic cloakroom has a dark grey tiled feature wall and matching flooring with a niche for the inset bronzed mirror fitted above the mottled grey and bronze cuboid wash-stand and coordinating w.c.



The comfortably spacious, triple aspect lounge overlooks the front and side and has bi-folding aluminium windows to the rear garden and the reverse coffered ceiling

lighting is responsible for the evening ambience. This architectural feature not only adds visual interest but also enhances the acoustics of the room including the sound from a wall-mounted television in the available recess of the media wall.



The good-sized study overlooks the driveway, has a pendant light and is wired for internet connection and a further wall-mounted television.



The hub of the house...

The family will gravitate to the excellent space provided by the living-dining-kitchen with available room for both dining and lounge suites and having bi-folding doors to the garden and a further media wall featuring a 98" television with display shelving and cabinets surrounding. The U-shaped kitchen is designed to effortlessly facilitate home economics and is fitted with a Leicht ultra-matt grey-melange range of handle-less cabinets for a sleek finish and topped with dark grey leathered stone work-surfaces with an inset sink unit and etched side drainer. The integrated Neff appliances include an eye-level main oven and combination oven and microwave, fridge-freezer and an automatic dishwasher. A coordinating workstation provides space for the breakfast paraphernalia simplifying a quick early morning turn-around.



A centralised cabinet door opens to give way into the kitchen complementary utility/boot room fitted with an additional sink unit, an automatic washing machine and tumble dryer. A built-in settle with shoe storage and coat hooks is close to the side exit door and a further door opens to the gardeners w.c. Access is also given from here to the attached double garage with electronically controlled doors, a personal rear door with glazed panel, a water tap, power and light. The garage has been insulated and plastered, provides housing for the underfloor heating manifolds and also the communication systems.

And so to bed...

Having a window to the front, the light and airy first floor landing softly curves around to each of the rooms, has a pendant light and a linen cupboard. Central heating radiators warm the area and, of course, each of the rooms off. There are four double bedrooms – three with en suites – and a principal bathroom, all fitted with indulgent Villeroy & Boch porcelain-ware.



The capacious master suite has a hallway to the bedroom area with a window to the front and reverse coffered ceiling lighting. A wall-mounted television is strategically placed opposite the bed-space and there is a broad opening through to the dressing room with more than ample space for fitted furniture and an array of storage options for clothes and accessories, a make-up studio with soft lighting choices and two vertical radiators for comfort.

The lavish en suite is fully tiled in black veined porcelain with reverse coffered ceiling lighting and natural light forming the back-drop to the four-piece contemporary suite. Included is a wet-room style shower area with smoke glazed screen, monsoon and hand showers, a stand-alone deep bath-tub with wall-mounted

taps, a wall-mounted tile-match wash hand basin with mixer tap over, and a wall-mounted w.c. This stylish en suite also has a black ladder-style heated rail to warm the towels.

Bedroom two has a side window, a pendant light and a wall-mounted television point. The walk-in dressing room has an opaque rear window and a vertical radiator plus space for clothes rails, accessory shelves and a dressing table with power points above. Fully tiled in natural stone effect porcelain, the en suite has a step-in shower with glazed screen, a wood-effect vanity cabinet with a surface-mounted wash-hand basin and illuminated cabinet above, and a close coupled w.c. In addition, there is a black ladder-style heated towel rail.



Bedroom three is a large double room which overlooks the front, has a pendant light, a wall-mounted television point and the walk-in dressing room has space for clothes rails and a dressing table with power points above. The en suite to this room has natural shaded stone effect porcelain tiling to splash areas and a three-piece suite comprising a quadrant shower cabinet, wall-mounted wood effect vanity drawers with a surface mounted wash hand basin and black mono-bloc tap, and a close coupled w.c.

Bedroom four overlooks the front and side, has two pendant lights and a wall-mounted television point. A soft L-shaping to the room provides space for fitted wardrobes and drawer banks.

The principal bathroom is fully-tiled in mid-grey veined porcelain, has a rear window and reverse coffered lighting. The four-piece suite comprises a tile-panelled deep bathtub with centrally wall-mounted mixer tap, a walk-in wet-room style shower with smoked glass screen, a wall-mounted console-style tile-match wash hand basin with mixer-tap over, and a wall-mounted w.c.

The gated enclave...

The property is approached via a private driveway with gated access to the enclave of three elegant and distinguished residences with driveway parking for several cars and leading to an attached double garage. The secluded, enclosed, south facing gardens lie to the side and rear and have sections laid to patio areas for al fresco dining.

In summery...

This residence offers a contemporary individually designed home, for a growing family, on the edge of this popular village yet lying approximately four miles to the south west of Preston, Longton is a small rural parish surrounded by farmland and green spaces yet with all the day-to-day amenities you could need and a village church, St Andrew's, dating back to 1887. There are three primary schools – including one rated Outstanding by Ofsted – a library and a health centre and the village centre benefits from many independent shops including several cafes, a few pubs, a post office, chemists, newsagents, hairdressers and an excellent Booths supermarket at its heart. There is a strong community spirit in the village and the VM Sports & Social Club facilities include a function suite, snooker and table tennis tables, darts, crown green bowling and boules pitches. They have summer evening barbecues and supper nights along with live entertainment from local bands and there is also a community cinema. A good place to visit in the area is the Longton Brickcroft Nature Reserve, a site of local conservation importance, with lovely peaceful walks and facilities for fishing, picnics and recreation.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is South Ribble Borough Council

The EPC rating is to be confirmed

The Council Tax Band is to be confirmed

The property is served by mains drainage

The property is warmed by air source heating

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA