



23 Gill Lane, Walmer Bridge

Preston

£440,000



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Walmer Bridge, Preston

Imagine summer evenings on the covered deck, family gatherings in the open-plan kitchen and a private principal suite to escape to at the end of the day.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedrooms Including Master with Dressing Room and En-Suite
- Detached property
- Open plan kitchen living area
- Garage
- Garden access via French doors
- Covered outdoor seating and patio area
- Up-Front Searches Provided – Buyers Information Pack available, helping streamline the purchase and reduce delays

Entrance Hall

Understairs storage. Antico flooring throughout the downstairs.
Window to rear.

Kitchen / Living Area

Good range of eye and low level units. Integrated dishwasher,
washing machine, fridge and freezer. Double oven and microwave.
Wine fridge. Granite worktops. Open to dining and living area.
Window to front, rear and side. French doors to rear.

Downstairs Wc

Two piece suite comprising of; vanity wash hand basin and Wc. Fully
tiled walls. Feature heated towel rail. Window to front.

Utility Room

Good range of eye and low level units. Plumbed for washing
machine. Door to rear.

Living Room

Antico flooring. Window to front. French doors to rear.

Office

Window to front.





Landing

Master Bedroom

Dressing room with walk in wardrobes. Wooden floor. Velux window and window to front and side.

Dressing Room

En-suite

Three piece suite comprising of; wash hand basin, mains shower cubicle and Wc. Fully tiled walls and tiled floor. Window to front.

Bedroom

Wooden floor. Window to rear.

Bedroom

Wooden floor. Window to front.

Bathroom

Three piece suite comprising of; vanity wash hand basin, panelled bath and Wc. Fully tiled walls. Window to rear.

Bedroom

Window to rear. Wooden floor.

GARDEN

Rear porch and decking. Garden laid to lawn.

DRIVEWAY

4 Parking Spaces

GARAGE

Single Garage



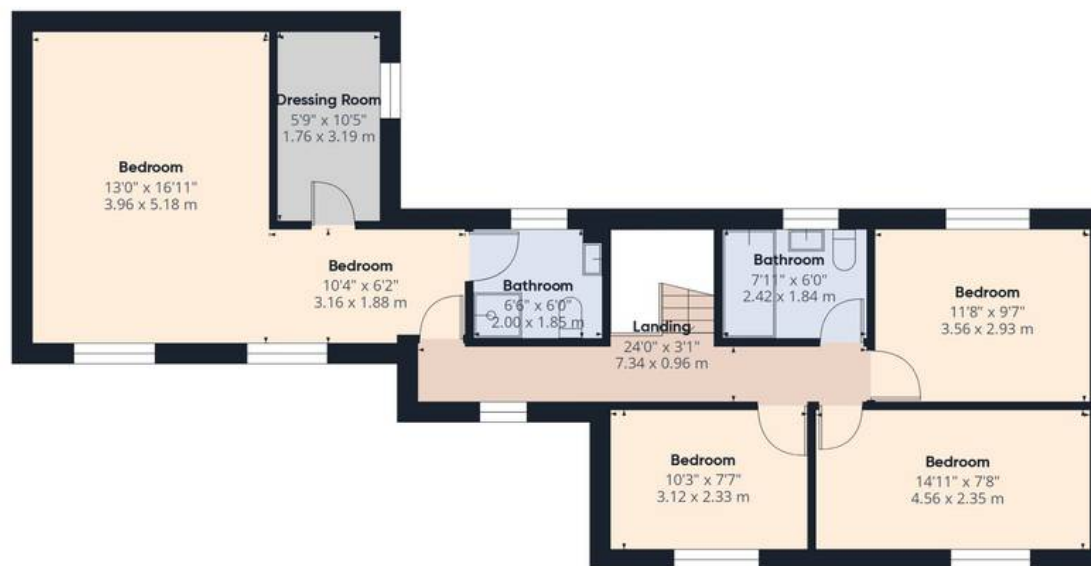


Ground Floor

Approximate total area⁽¹⁾

1708 ft²

158.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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