



SANDOWN GILL LANE

WALMER BRIDGE, PRESTON, PR4 5QN

Offers In Excess Of **£450,000**
FREEHOLD

- Executive Detached True Bungalow • Three Good Bedrooms • Bathroom & En Suite • Spacious Lounge • Well Equipped Dining Kitchen • Generous Size Utility Room • Quality Internal Decor & Fittings • Set In Stunning Front Garden & Having a Rear Sunny Garden • Lots Of Driveway Parking & Attached Garage • Sought After Village Location

MARIE HOLMES
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Introducing Sandown Gill Lane...

Very rarely do we see such an archetypical executive detached true bungalow, and here it is.

This stunning home offers excellent accommodation and a great layout. Set in an outstanding plot, within exceptionally well manicured and designed gardens, three double bedrooms and a very spacious formal lounge. A well equipped dining kitchen and a great size utility room. There is a three piece bathroom suite and an en-suite to the master bedroom.

There is an extensive range of quality fitted bedroom furniture. To the front there is a stylish top quality resin driveway, on approach to the attached garage and the front being enclosed by brick wall and wrought iron railings and double gated access. There is lovely sunny rear garden, green house, summer house, shed and secure side access. Village location with outstanding local schools, excellent local amenities and services. Viewing is essential to fully appreciate the size setting and presentation of this gorgeous bungalow.

Entrance Hall

With a lovely wooden door to the Front and stunning internal Canadian Oak drop latch doors. Ceiling lights, laminate flooring and radiator

Lounge

16'0" x 12'0" (4.88 x 3.66 (4.87 x 3.65))

Lovely high ceilings with beams. Laminate flooring, uPVC double glazed window, wooden mantel surround.

Kitchen/Diner

24'7" x 9'10" (7.49 x 3.00)

A spacious and light area with tiled flooring. 2 UPVC double glazed windows, radiator, ceiling lights, range of wall, drawer and base units with contrasting granite working surface. Breakfast bar peninsula, sink unit, gas hob, electric oven, integrated dishwasher and fridge freezer. Canadian Oak drop latch door to Utility Room.

Utility Room

10'9" x 8'3" (3.28 x 2.51)

A great size with a selection of wall, drawer and base units, working surfaces. Plumbed for washer. Single sink unit, uPVC double glazed window to rear, ceiling lights, radiator, tiled flooring, wall mounted central heating boiler, door to integral garage where on approach there are additional storage cupboards.

Bedroom One

17'2" x 10'5" (5.23 x 3.18)

A stunning master bedroom with an extensive range of quality fitted bedroom furniture, wardrobes along one wall, dressing table and matching bed sides, uPVC double glazed window to front, ceiling light and radiator, door to en suite.

En-suite

With a modern three-piece suite comprising low level W.C. wash hand basin and quadrant glazed shower compartment with shower, being fully tiled, half tiled to remaining suite, extractor fan and radiator.

Bedroom Two

13'5" x 11'0" (4.09 x 3.35)

Another generous double with a uPVC double glazed window to the Front, quality range of fitted wardrobes to one wall, beamed ceiling and radiator.

Bedroom Three

11'10" x 11'0" (3.61 x 3.35)

Also a good size double with a UPVC double glazed window to rear, beamed ceiling and radiator.

Family Bathroom

10'4" x 5'6" (3.15 x 1.68)

With a three piece suite comprising, low level W.C. wash hand basin set on vanity unit, paneled bath with shower over, two uPVC double glazed windows to the rear, extractor fan and heated towel rail.



Garage

17'0" x 11'2" (5.18 x 3.40)

Very well designed with painted floor, electric up and over door and lights

Front Garden

The gardens to this property are amazing, being cleverly designed with a vast selection of mature plants, trees, conifers and beautifully manicured lawns. On approach there is a block paved area then large wrought iron double gates to the recently completed non-slip resin driveway which provides plenty of parking. The front is stylishly enclosed by walls, gate posts and wrought iron rails.

Outbuildings

A wooden and glazed summer house set in a sunny private corner with a well established grape vine behind

Rear Garden

You know when a property is exceptionally maintained and cared for when you see the standard of the "Little Things". Within the rear garden there is a great size lawn, perfectly designed gravel patio with timber shed, paved pathways and being enclosed by secure gated access, and privacy provided by well cultivated conifers. To one side the resin pathway has a side gravel area which has also been utilised in a tasteful way. There are two outbuildings with a Summer house which sits perfectly behind a Trellis access area with climbing

roses, block paved pathway and a stunning climbing grapevine. There is then a brick built store with lovely wooden floor and a greenhouse, being altogether as an ancillary area of the garden.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – D





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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