

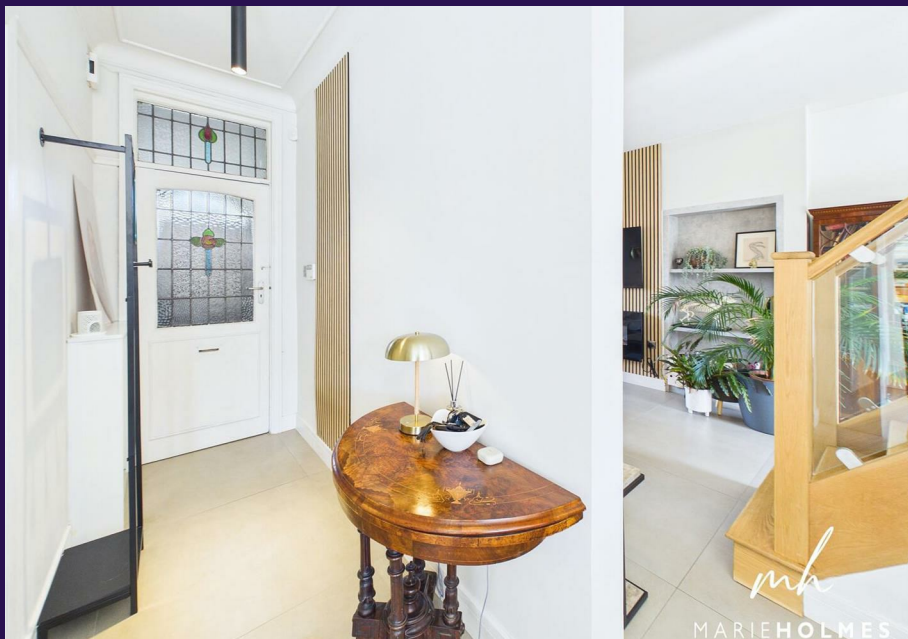


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3 ALDWYCH DRIVE

ASHTON-ON-RIBBLE, PRESTON, PR2 1SJ

£295,000



Key Features

- Exceptional Three-Bedroom Detached Dormer Bungalow
- Comprehensively Renovated & Modernised Throughout
- Three Generous Double Bedrooms
- Stunning Open-Plan Dining Kitchen & Living Space
- Bi-Folding Doors Opening Directly Onto the Rear Garden
- Two Stylish Contemporary Bathrooms
- Versatile Ground-Floor Double Bedroom
- High-Quality Fixtures, Fittings & Finish Throughout
- Private Rear Garden with Attractive Seating & Entertaining Area
- Superb Turnkey Home – Internal Viewing Highly Recommended

Property Summary

An exceptional three-bedroom detached dormer bungalow, beautifully renovated and comprehensively modernised to create a striking contemporary home offering spacious, stylish and highly versatile accommodation throughout.

Finished to an impressive standard with considerable attention to detail, the property combines high-quality fixtures and fittings with a thoughtfully designed layout, creating a superb home that is perfectly suited to modern-day living and entertaining.

From the moment you step inside, the quality of the accommodation is immediately apparent. A welcoming entrance hallway provides access to a generously proportioned ground-floor double bedroom before leading through to the outstanding open-plan dining kitchen – undoubtedly one of the defining features of the home. Stylishly appointed and designed with both practicality and entertaining in mind, this impressive space flows seamlessly into the spacious contemporary living area. The ground floor benefits from underfloor heating throughout.

To the rear, bi-folding doors create a wonderful connection between the living accommodation and the private rear garden, opening onto an attractive seating area that provides the perfect setting for outdoor dining, entertaining or simply relaxing. A beautifully appointed three-piece bathroom completes the ground floor accommodation.

The first floor continues to impress, providing two further generous double bedrooms together with a stylish and contemporary three-piece bathroom, creating excellent flexibility for families, couples and those requiring additional guest or home-working space.

With three double bedrooms, two bathrooms and superb open-plan living accommodation, this outstanding detached dormer bungalow offers a rare opportunity to acquire a beautifully finished, ready-to-move-into home where the hard work has already been done. Internal viewing is highly recommended to fully appreciate the quality, space and specification on offer.

Entrance Hallway

8'10" x 4'6" (2.68 x 1.38)

Entrance via a modern composite front door into the vestibule. Feature leaded glazed internal door leads through to the hallway. A bright entrance hallway leads to the open plan ground floor accommodation with doors leading off to the utility room and bedroom. Feature decorative wall panelling. Cupboard housing utility meters. Pendant light fitting to ceiling.

Living Room

12'1" x 11'8" (3.69 x 3.55)

Open plan to the kitchen area with UPVC double glazed bay window to the front elevation. Feature wall mounted electric fire with wall panelling and TV aerial socket. Bespoke alcove storage. Pendant light fitting. Tiled flooring. Feature oak and glass turned staircase leads to all first floor accommodation. Under stairs storage cupboard. Underfloor heating throughout.

Dining Kitchen

11'8" x 22'12" (3.56 x 7.00)

Aluminium bifold doors lead out onto the rear garden. Space for dining table and chairs. UPVC double glazed bay window to the kitchen area. Features range of modern base and larder style units in a matt white finish with contrasting complementary Quartz work surfaces and upstands over. Inset one and a half bowl sink unit with mixer tap. Integrated appliances include electric oven, microwave grill, vented induction hob, dishwasher and 60-40 fridge freezer. Large central island with breakfast bar seating. Three pendant light fittings. Inset spotlights to ceiling. Tiled flooring. Underfloor heating throughout.

Utility Room

3'4" x 4'10" (1.01 x 1.47)

Features range of bespoke carpentry storage with inset tumble dryer and plumbed/space for washing machine. Ceiling light fitting. Part tiled elevations. Tiled flooring. Door leading through to the downstairs bathroom.

Bathroom

6' x 4'11" (1.84 x 1.49)

UPVC double glazed obscured window to the rear elevation. Features a modern three-piece suite in white comprising of a low flush W.C, wash hand basin set with vanity unit with cupboard storage and panelled bath with mixer thermostatic shower over and handheld fitment. Storage cupboard. Extra extractor fan. Inset spotlights to ceiling. Wall mounted vanity storage. Tiled flooring. Part tiled elevations.

Bedroom One

11'7" x 11'7" (3.53 x 3.53)

UPVC double glazed bay window to the front elevation. Features fitted robe and drawer storage. Feature wall panelling. Tiled flooring. Pendant light fitting.

First Floor Landing

3'2" x 2'12" (0.97 x 0.91)

Doors leading off to all first floor accommodation. Herringbone flooring. Inset spotlights to ceiling.

Bedroom Two

8'8" x 11'3" (2.65 x 3.43)

UPVC double glazed window to the front elevation. Features fitted robe storage with sliding doors. Herringbone effect flooring. Feature wall panelling. Pendant light fittings. Radiator.

Bedroom Three

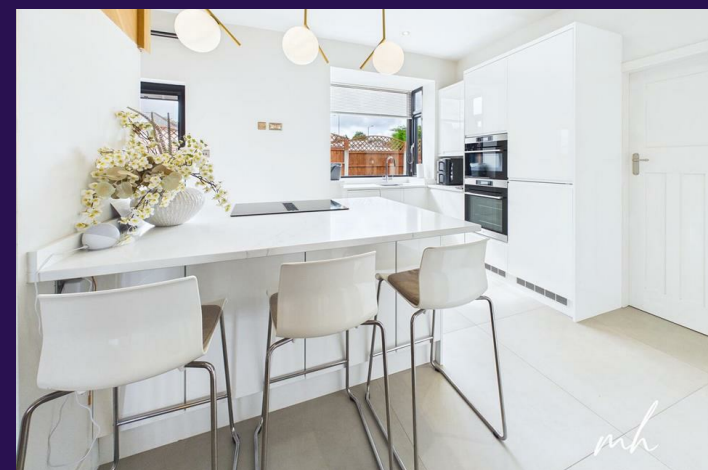
10'11" x 7'3" (3.34 x 2.20)

UPVC double glazed window to the front elevation. Feature wall panelling. Herringbone effect flooring. Pendant light fitting. Radiator.

Bathroom

7'5" x 4'6" (2.25 x 1.37)

Features a modern three piece suite in white comprising of a low flush W.C with concealed cistern, wash hand basin set on vanity unit with drawer storage and walk-in shower with thermostatic





controlled mixer shower, rainfall head and handheld attachment. Wall mounted LED vanity mirror. Aqua wall panelling. Vinyl effect flooring. Inset spotlights to ceiling. Extractor fan. Radiator.

Front External

The front of the property is low maintenance with area laid to bark chippings with raised plants and privacy hedgerow. Tarmac driveway providing off-road parking for two vehicles. Side access gate.

Rear External

The rear garden is fully enclosed with perimeter fencing. Indian stone paved patio and laid to lawn areas with gravel borders and raised planters containing mature plants and shrubs. Ideal for alfresco dining or outdoor entertaining.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied

upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.



Additional Information

Local Authority – Preston City Council

Council Tax – Band D

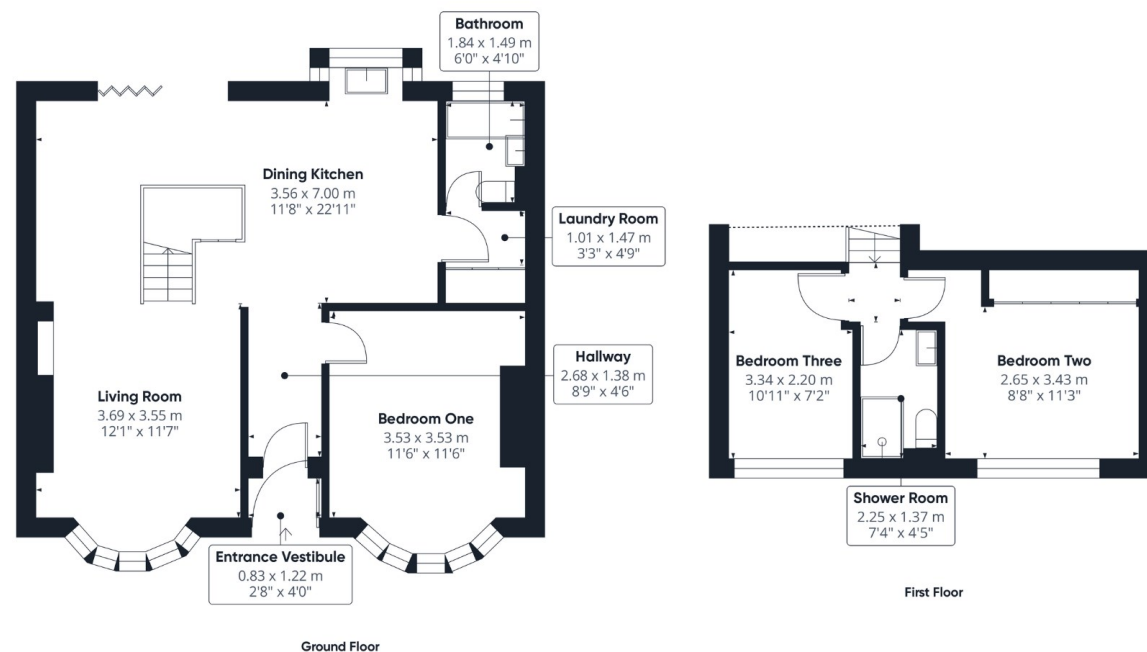
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES



Approximate total area⁽¹⁾

86.8 m²
935 ft²

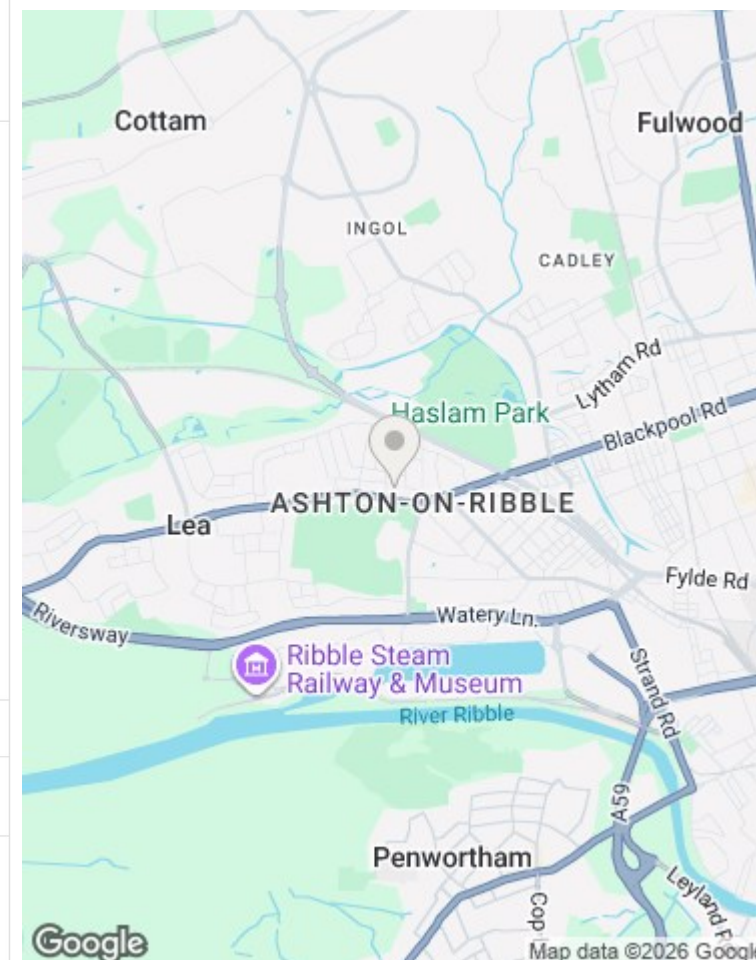
Reduced headroom
0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	