

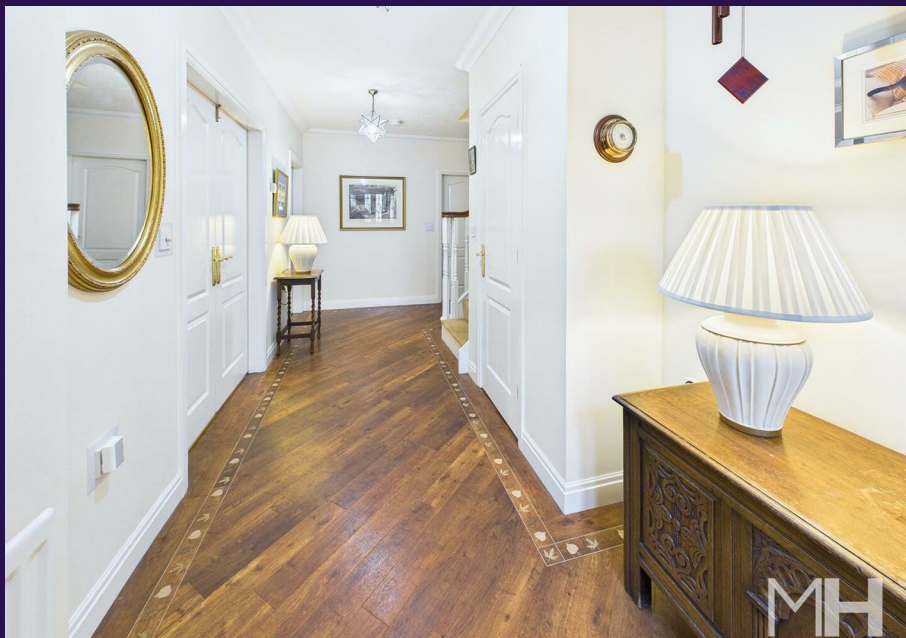


31 OLD SCHOOL DRIVE

LONGTON, PRESTON, PR4 5YU

Offers Over

£630,000



Key Features

- Detached Five Bedroom Executive Family Home
- Constructed by Redrow & Positioned on a Quiet Prestigious Development
- Ideally Positioned for Longton Village & all it's Amenities
- Two Spacious Reception Rooms
- Good Sized Dining Kitchen & Seperate Utility Room
- Downstairs Cloaks W.C
- Five Well Proportioned Bedrooms & Three En-Suite
- Four Piece Family Bathroom
- Integrated Double Garage
- Good Size Rear Garden & Driveway Parking/Garden to Front

Property Summary

Marie Holmes Estate Agents are delighted to present this substantial five-bedroom executive detached family home, constructed by the highly regarded Redrow Homes and occupying a prestigious position in the heart of the sought-after village of Longton. Offering exceptional and versatile accommodation extending to an impressive footprint, this superb family home provides a rare opportunity for a purchaser to acquire a property with excellent square footage that would now benefit from a programme of light cosmetic modernisation, allowing the next owners to personalise the property to their own taste and style.

Ideally situated within easy walking distance of Longton's excellent range of independent shops, cafés, restaurants and highly regarded schools, the property also benefits from superb transport links, providing convenient access to Preston city centre, the M6 and M65 motorway networks, making it ideal for commuters.

The generously proportioned accommodation briefly comprises a welcoming entrance hallway, elegant lounge, formal dining room, versatile family room/home office, an impressive open-plan dining kitchen forming the heart of the home, utility room and a downstairs cloakroom/WC. To the first floor are five well-proportioned bedrooms, three of which enjoy the luxury of their own en-suite shower rooms, in addition to a beautifully appointed family bathroom.

Externally, the property continues to impress with an attractive front garden, a substantial enclosed rear garden offering an excellent degree of privacy, a double-width driveway providing parking for several vehicles, and an integral double garage.

Executive homes of this calibre, in such a desirable village location, rarely become available. Early viewing is highly recommended to fully appreciate the quality of accommodation, generous proportions and enviable setting this outstanding family home has to offer.

Entrance Hallway

Entrance via composite front door with feature leaded glazing into the hallway. Carpeted turned spindle balustrade staircase leads to all first floor accommodation. Amtico flooring. Three pendant light fittings. Two radiators. Two storage cupboards. Decorative coving to ceiling. Doors leading off to all ground floor accommodation.

Living Room

13'2" x 22'6" (4.02 x 6.87 m)
UPVC double glazed bay window with feature leaded lights to the front elevation. UPVC double glazed leaded window to the side elevation. Features a living flame gas fire with marble hearth and ornate surround. Decorative coving to ceiling. Two ceiling light fittings. Carpeted. TV aerial socket. Two double panel radiators.

Kitchen / Living Area

25'9" x 17'4" (7.86 x 5.29 m)
UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out onto the rear garden from the dining area. Features a range of bespoke fitted carpentry with eye and base level units and complementary work surfaces over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted double oven, four burner gas hob with extractor hood over, dishwasher, 50/50 fridge freezer. Feature under cabinet lighting and part tiled elevations. Pendant light fittings and ceiling fan. Tiled flooring. Step up to raised dining area/family living. Radiator. TV aerial socket. Amtico flooring. Decorative coving to ceiling.

Second Reception Room

12'1" x 14'7" (3.68 x 4.45 m)
UPVC double glazed French doors to the rear elevation leading out onto the garden. Features range of fitted storage. Decorative coving to ceiling. Pendant light fitting. Radiator. Carpeted.

Utility Room

9'3" x 4'9" (2.83 x 1.47 m)
Composite door with feature glazed panel leads out to the side elevation. Features base level units with complementary work surfaces over with inset stainless steel single bowl sink and drainer with mixer tap. Space and plumbed for washing machine. Wall mounted combi boiler. Walk-in pantry storage. Ceiling light fitting. Tiled flooring. Door leading through to the integral garage.

Downstairs Cloaks W.C.

5'7" x 3'4" (1.72 x 1.02 m)
UPVC double glazed obscured window to the side elevation. Features a modern two-piece suite in white comprising of a low flush WC and wall hung wash hand basin with tiled splash back. Chrome towel ladder radiator. Ceiling light fitting. Amtico flooring.

First Floor Landing

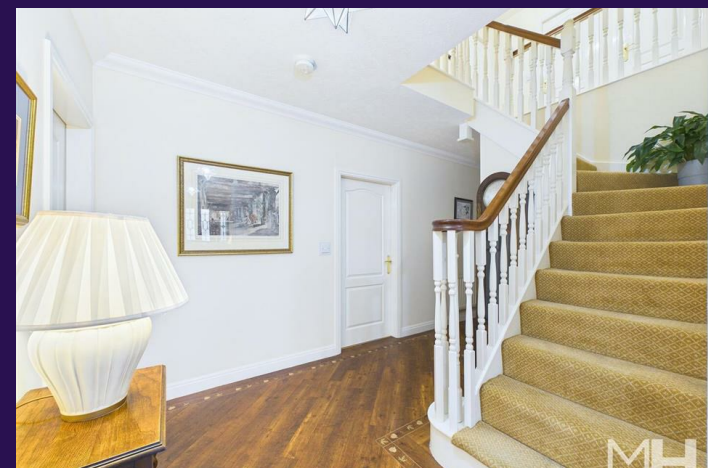
21'10" x 8'11" (6.67 x 2.73 m)
A bright and airy first floor landing with spindle balustrade staircase. Access to the loft. Carpeted. Two pendant light fittings. Doors leading off to all first floor accommodation.

Principal Bedroom

13'2" x 21'3" (4.03 x 6.50 m)
UPVC double glazed bay leaded light window to the front elevation. Features fitted robe storage. Carpeted. Ceiling light fitting. Door leading through to walk-in dressing room. Door leading through to en-suite.

En-Suite

UPVC double glazed obscured window to the side elevation. Features a modern five piece suite in white comprising of a low flush W.C, pedestal wash hand basin, bidet, panelled bath and step in shower cubicle with mixer shower. Part tiled elevations. Ceiling light fitting. Ceiling extractor fan. Wall mounted vanity cabinet. Radiator. Shaver socket. Carpeted.





Bedroom Two

16'6" x 13'4" (5.03 x 4.08 m)

UPVC double glazed window with lead lights to the front elevation. Under eaves storage cupboards. Features fitted robe storage. TV aerial socket. Pendant light fitting. Carpeted. Radiator. Door leading through to:-

En-Suite

UPVC double glazed obscured window with laid light to the front elevation. Features are modern three-piece suites in white comprising of a low flush WC, pedestal wash hand basin and panelled bath with handheld shower fitment. Part tiled elevations. Ceiling light fitting. Ceiling extractor fan. Wall mounted vanity cabinet. Carpeted.

Bedroom Three

12'9" x 10'6" (3.88 x 3.21 m)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Radiator. Ceiling light fitting. Carpeted. TV aerial socket. Door leading through to:-

En-Suite

UPVC double glazed obscured windows with side elevation. Features a modern three-piece suite in white comprising of a low flush WC, pedestal wash hand basin and step in shower with thermostatic mains power shower. Part tiled elevations. Radiator. Wall mounted vanity cabinet. Ceiling light fitting. Ceiling extractor fan. Carpeted.

Bedroom Four

11'6" x 10'6" (3.51 x 3.20 m)

A light-filled room with ample space and built-in wardrobe storage. Carpeted. Pendant light fitting. Radiator.

Bedroom Five

11'5" x 10'6" (3.48m x 3.20m)

UPVC double glazed window to the rear elevation.

Features fitted robe storage. Radiator. Pendant light fitting. Carpeted.

Family Bathroom

6'8" x 9'8" (2.04 x 2.96 m)

UPVC double glazed obscured windows the side elevation. Features a modern four piece suite in white comprising of a low flush WC, pedestal wash hand basin, panelled bath with shower attachment and step in shower cubicle with mixer shower. Carpeted. Radiator. Ceiling light fitting. Part tiled elevations.

Rear Garden

The beautifully established rear garden is a true highlight of the property, offering an exceptional level of privacy and a wonderful setting for both relaxation and outdoor entertaining. Thoughtfully landscaped and predominantly laid to lawn, the garden is surrounded by mature trees, established shrubs and well-stocked borders, creating a colourful and peaceful environment throughout the seasons.

A generous paved patio provides the ideal space for al fresco dining and summer entertaining, while winding pathways lead through the garden, enhancing its charm and encouraging exploration of the beautifully maintained grounds. The expansive lawn offers plenty of room for children to play, gardening enthusiasts to enjoy, or simply to relax and appreciate the tranquil surroundings.

Screened by mature planting and enclosed by timber fencing, this delightful outdoor space enjoys a high degree of seclusion and is perfectly suited to modern family living, combining practicality with an attractive, park-like setting rarely found in such a convenient village location.

Front External

A sweeping driveway provides extensive off-road parking and leads to an integrated double garage, whilst the beautifully maintained front garden, with its



mature lawn, established trees, shaped shrub borders and attractive planting, enhances the property's superb kerb appeal. Framed by mature hedging and specimen trees, the home enjoys an excellent degree of privacy,

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

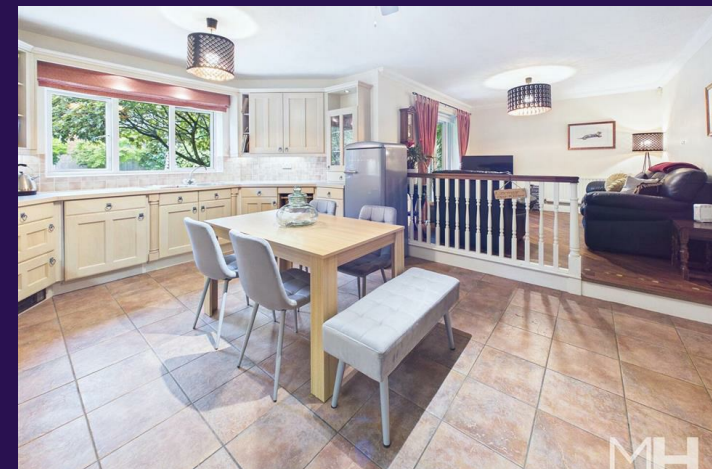
provide about the property is verified by yourself or your advisors.

NOTICE:

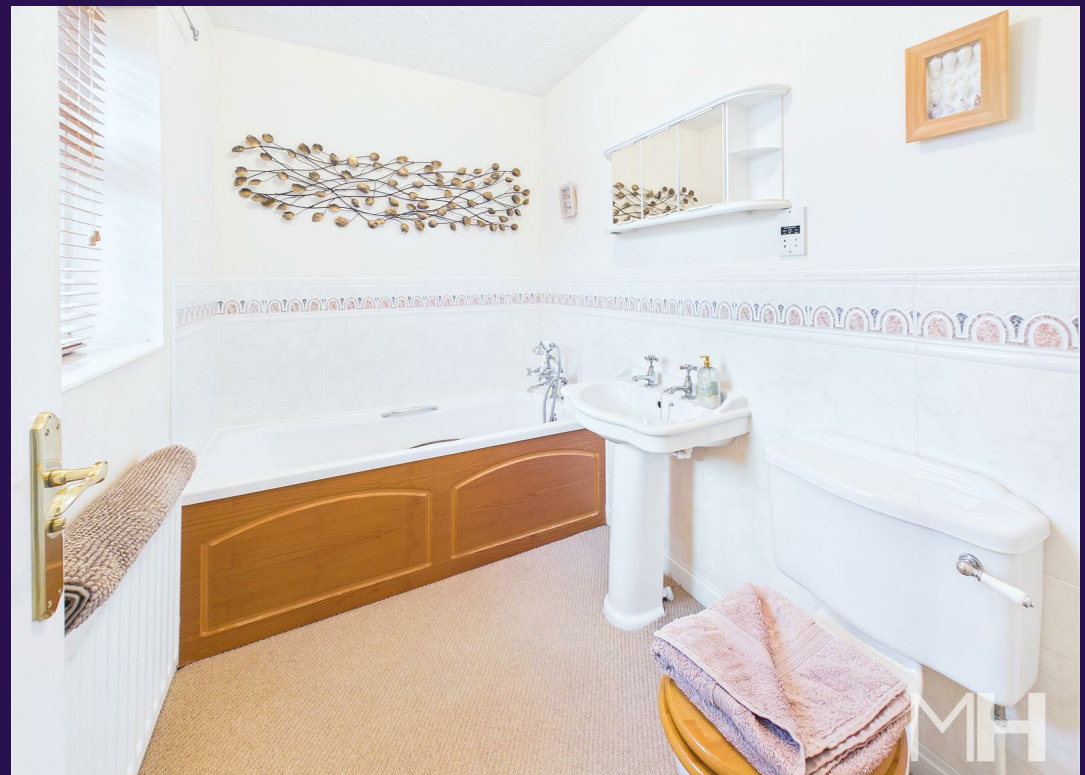
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

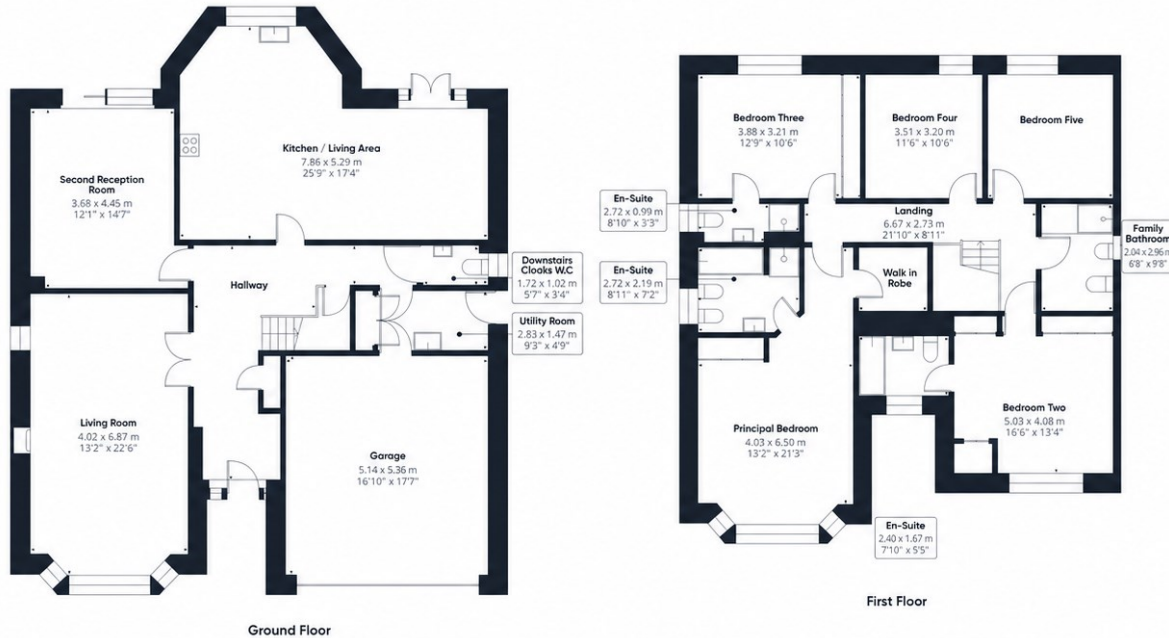
Local Authority – South Ribble Council

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold



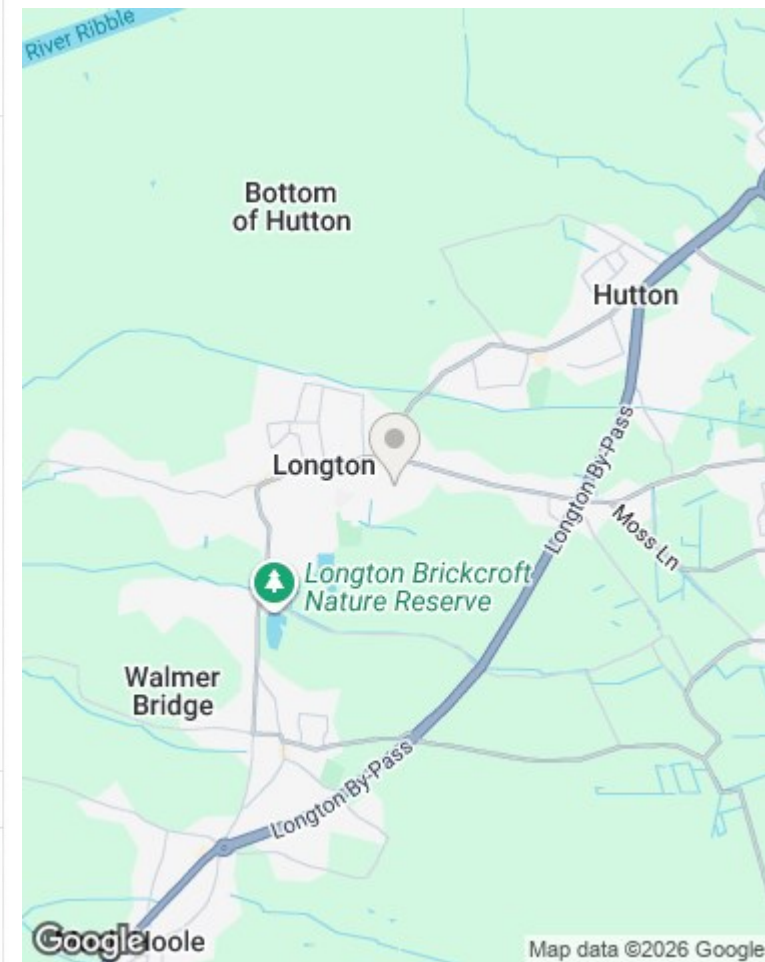


Approximate total area⁽¹⁾
226.8 m²
2443 ft²

(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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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

