



**20 JUBILEE ROAD**

WALMER BRIDGE, PRESTON, PR4 5QY

**£479,950**



## Key Features

- Four Bedroom Executive 'Redrow' Family Home
- Presented in Turn Key Condition Throughout
- Two Spacious Reception Rooms
- Superb Modern Dining Kitchen
- Laundry Room & Downstairs Cloaks W.C
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Modern Family Size Bathroom
- Integral Double Garage providing Plenty of Storage & Partitioned Home Office
- Front & Rear Landscaped Gardens with Plenty of Driveway Parking
- Early Viewing Comes Highly Recommended

## Property Summary

An exceptional executive detached family home, built by renowned developer Redrow, occupying a prime position on this highly sought-after residential development in the desirable village of Walmer Bridge. Ideally situated within easy walking distance of local shops, highly regarded schools, excellent transport links and the picturesque Brickcroft Nature Reserve, this superb home perfectly combines modern family living with a convenient village lifestyle.

Beautifully presented throughout and finished to an excellent standard, the spacious accommodation is arranged over two floors with a thoughtfully designed, free-flowing layout ideal for contemporary family life. The ground floor comprises a welcoming entrance hallway, cloakroom/WC, elegant sitting room, generous living room, stylish open-plan dining kitchen, separate utility/laundry room and an integral garage, which has been cleverly adapted to include a partitioned home office while still retaining excellent storage space.

To the first floor, the impressive accommodation continues with a spacious principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room, together with three further well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a generous block-paved driveway providing off-road parking for up to three vehicles, an attractive landscaped front garden and a beautifully maintained, fully enclosed private rear garden offering an ideal space for relaxing and entertaining.

Presented in true turnkey condition, this outstanding home is ready for immediate occupation and is certain to appeal to discerning family buyers. Early viewing is highly recommended to fully appreciate the quality, space and location on offer.

### Entrance Hallway

10'5" x 12' (3.18 x 3.67)

Entrance via a composite modern front door with glazed side panels. Carpeted spindle balustrade staircase leads to all first floor accommodation. Oak herringbone effect flooring. Radiator. Ceiling light fitting. Doors leading off all round floor accommodation.

### Sitting Room/Second Reception

11'12" x 11'8" (3.65 x 3.56)

UPVC double glazed bay window to the front elevation. Features a bespoke media and storage unit. Oak wood effect laminate flooring. Radiator. Pendant light fitting. TV aerial socket.

### Living Room

19'7" x 11'12" (5.96 x 3.65)

A bright and airy room with aluminium bi-fold doors to the rear elevation leading out onto the rear garden. UPVC double glazed leaded window to the side elevation. Inset modern electric fireplace with modern wooden surround. Oak herringbone effect flooring. Two pendant light fittings. TV aerial socket.

### Downstairs Cloaks W.C

4'9" x 4'8" (1.44 x 1.42)

Features a two piece suite in white comprising of a low flush WC and wall mounted wash hand basin. Part tiled elevations. Tiled flooring. Radiator. Ceiling light fitting.

### Dining Kitchen

10'9" x 23'5" (3.27 x 7.15)

UPVC double glazed French doors to the rear elevation leading out onto the garden. UPVC double glazed window to the rear elevation. Features a range of modern eye and base level units in Matt Grey finish with complementary work surfaces over and inset composite one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric double oven, induction hob with modern extractor hood over, microwave oven, dishwasher and 60/40 larder fridge freezer. Part tiled elevations. Two modern tall radiators. LVT herringbone effect flooring. Pendant light fitting and inset spotlights to ceiling. Leads through to:-

### Laundry Room

4'8" x 5'9" (1.43 x 1.76)

UPVC double glazed door to the side elevation. Features eye and base level units with pigeon holes and plumbing for a washing machine and tumble dryer. Inset stainless steel single bowl sink and drainer unit with mixer tap. Part tiled elevations. LVT herringbone effect flooring. Inset spotlights to ceiling.

### First Floor

#### Landing

8'2" x 14'8" (2.49 x 4.47)

Two UPVC double glazed leaded windows to the front elevation. Carpeted. Two pendant light fittings. Access to the loft. Doors leading off to all first floor accommodation.

#### Bedroom One

17'2" x 11'9" (5.22 x 3.58)

UPVC double glazed leaded bay window to the front elevation. Radiator. Carpeted. Pendant light fitting. TV aerial socket. Door leading through to:-

#### En-Suite

12'9" x 5'11" (3.88 x 1.80)

UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of low flush W.C, wash hand basin set on a modern wall mounted vanity unit with mixer tap and panelled bath with mixer shower over and glazed shower screen. Part tiled elevations. Vinyl flooring. Radiator. Extractor fan. Inset spotlights to ceiling.

#### Bedroom Two

8'11" x 11'2" (2.73 x 3.41)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Carpeted. Radiator. Pendant light fitting.

#### Bedroom Three

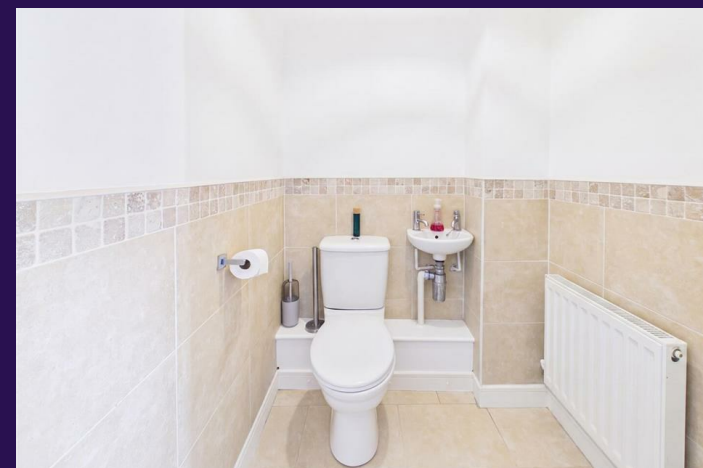
11'11" x 8'11" (3.64 x 2.71)

UPVC double glazed window to the rear elevation. Carpeted. Radiator. Pendant light fitting.

#### Bedroom Four

10'11" x 8'11" (3.32 x 2.71)

UPVC double glazed window to the rear elevation. Carpeted. Radiator. Pendant light fitting.





### Family Bathroom

7'4" x 8'11" (2.23 x 2.73)

UPVC double glazed obscured leaded window to the front elevation. Features a modern three-piece suite in white comprising of a low flush W.C, wash hand basin with mixer tap set within vanity unit with drawer storage and walk-in shower with mixer shower and rainfall overhead and handheld fittings. Part tiled elevations. Radiator. Extractor fan. Ceiling light fitting.

### Garage/Storage/Home Office

The double integral garage features an electric up-and-over door and offers a highly versatile space. It has been thoughtfully adapted to incorporate extensive storage, along with a partitioned area creating an ideal home office or hobby room. A UPVC double glazed window and composite side access door provide natural light and convenient external access.

### Front External

A generous block-paved driveway provides ample off-road parking and leads to the double integral garage. The front garden is predominantly laid to lawn, complemented by well-stocked planted borders featuring a variety of mature shrubs, plants and bushes. A mature dividing hedgerow enhances privacy, while a traditional lantern-style light adds an attractive finishing touch to the property's frontage.

### Rear External

The fully enclosed, private rear garden provides an excellent space for both relaxing and entertaining. A generous paved patio creates the perfect setting for outdoor dining, while the substantial lawn is complemented by well-stocked planted borders featuring a variety of mature shrubs, plants and bushes. The garden is enclosed by perimeter fencing, offering a good degree of privacy and security.

### 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.







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## Additional Information

**Local Authority** – South Ribble Council

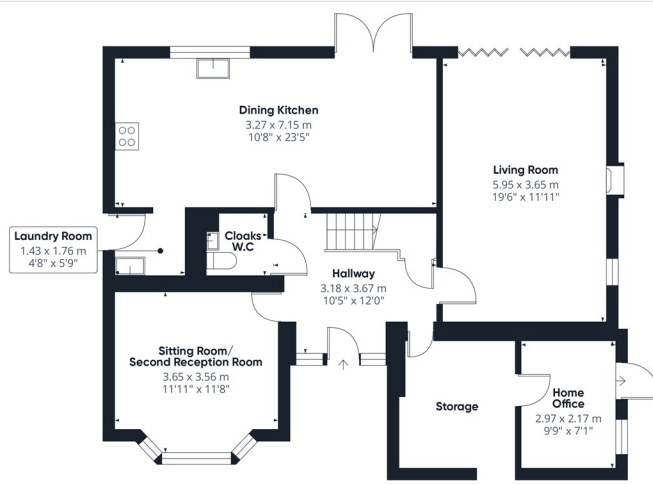
**Council Tax** – Band F

**Viewings** – By Appointment Only

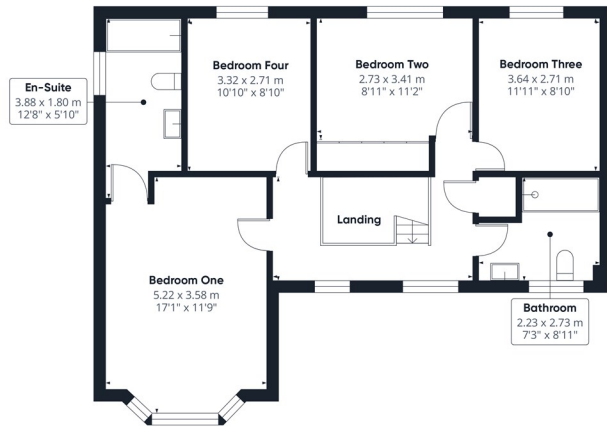
**Tenure** – Freehold



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Ground Floor



First Floor

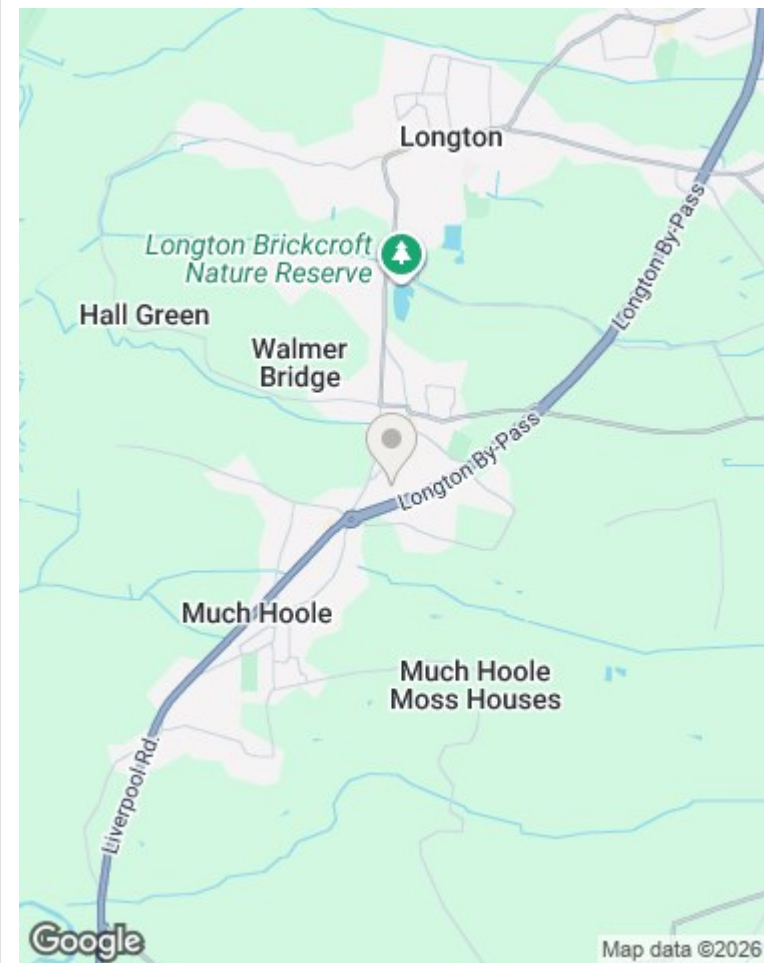


Approximate total area<sup>(1)</sup>  
148.6 m<sup>2</sup>  
1600 ft<sup>2</sup>

(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.

GIRAFFE 360



**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC

