



Valley View

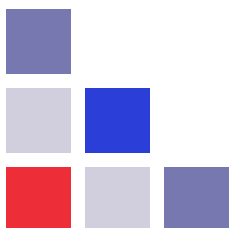
NEW LISTING

Walton Park, Preston PR5 4LU

Hazelwells are delighted to offer for sale this substantial five-bedroom detached family home, situated in the highly desirable Walton Park area of Preston. Extending to approximately 2,000 sq ft, the freehold property offers spacious and versatile accommodation throughout, making it an ideal home for a growing family seeking generous living space both internally and externally. The accommodation briefly comprises an entrance hallway with gallery landing, three reception rooms, providing excellent flexibility for family living, formal dining and entertaining, together with a kitchen and separate utility room. There are five well-proportioned bedrooms, with the primary bedroom having an en suite shower room, a family bathroom and a separate WC. Further benefits include double glazing, gas central heating and solar panels. Externally, the property occupies an attractive setting with a landscaped, walled front garden providing an appealing approach. To the rear is a large, south-facing garden, offering an excellent outdoor space for relaxation, entertaining and family activities, with the benefit of enjoying sunshine throughout much of the day. Driveway for off road parking and a double garage provides additional parking, storage or workshop potential. Walton Park is a desirable residential location, well placed for local amenities, schools and transport links, with Preston city centre and the surrounding road network accessible for commuting and leisure. Offering substantial accommodation, attractive gardens and a sought-after location, this property represents an excellent opportunity to acquire a spacious detached family home.

Council Tax Band F

Offers Over £595,950



Hazelwells
sales & lettings

Rarely do properties in this exclusive development of just 33 homes become available. The property occupies a highly desirable position with the historic Old Tram Road to the rear and is directly adjacent to a protected nature reserve. Just a short walk or cycle over the River Ribble on the new Tram Bridge takes you into the historic Avenham & Miller Parks arriving at Preston City Centre via Winckley Square. Designed for those who value both privacy and convenience, the home blends peaceful, green surroundings with unbeatable accessibility to local amenities, transport links, and scenic walking trails, with Preston Guild Wheel minutes away.

Porch

Entrance Hallway

10' 5" x 15' 10" (3.17m x 4.82m)

Lounge

20' 6" x 11' 7" (6.24m x 3.54m)

Dining Room

9' 10" x 11' 7" (2.99m x 3.53m)

Study/Family room

10' 8" x 14' 7" (3.24m x 4.45m)

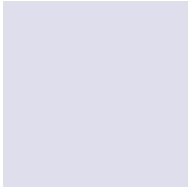
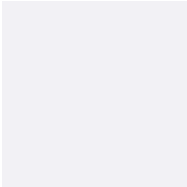
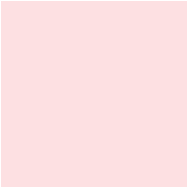
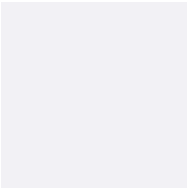
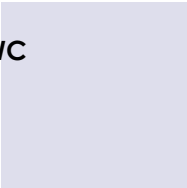
Kitchen

9' 10" x 15' 9" (2.99m x 4.80m)

Utility room

8' 2" x 5' 7" (2.49m x 1.71m)

WC



First Floor Landing

Bedroom 1

12' 6" x 14' 8" (3.82m x 4.46m)

En Suite Shower room

6' 5" x 8' 5" (1.95m x 2.56m)

Bedroom 2

9' 10" x 14' 8" (3.00m x 4.46m)

Bedroom 3

10' 5" x 11' 7" (3.17m x 3.54m)

Bedroom 4

9' 10" x 8' 10" (3.00m x 2.70m)

Bedroom 5

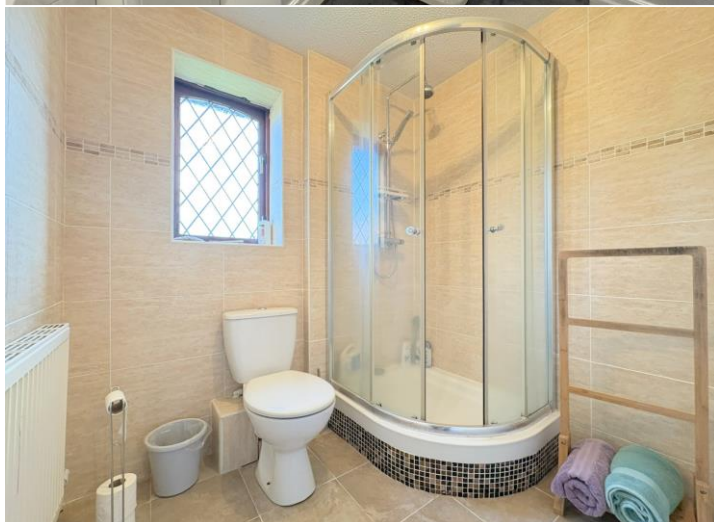
9' 10" x 8' 8" (3.00m x 2.65m)

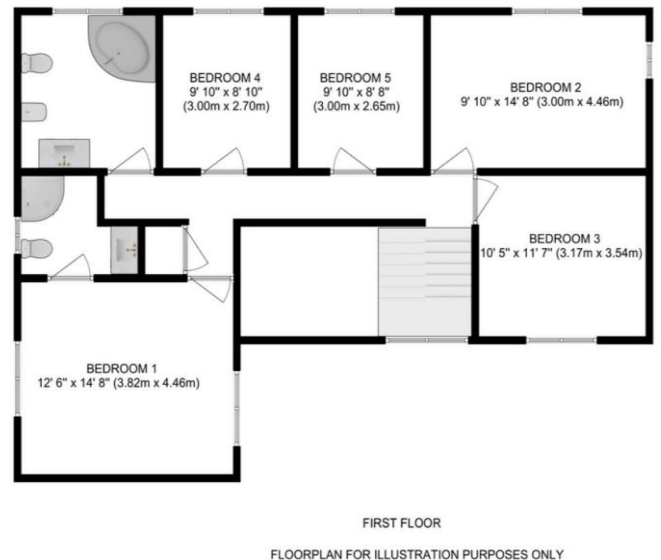
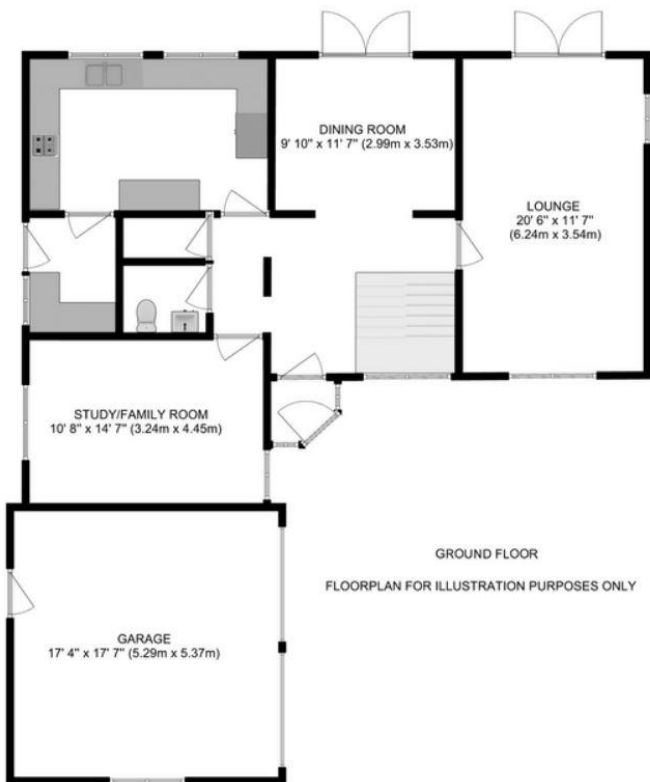
Bathroom

9' 10" x 8' 8" (3.00m x 2.65m)

Double garage

17' 4" x 17' 7" (5.29m x 5.37m)





If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.