

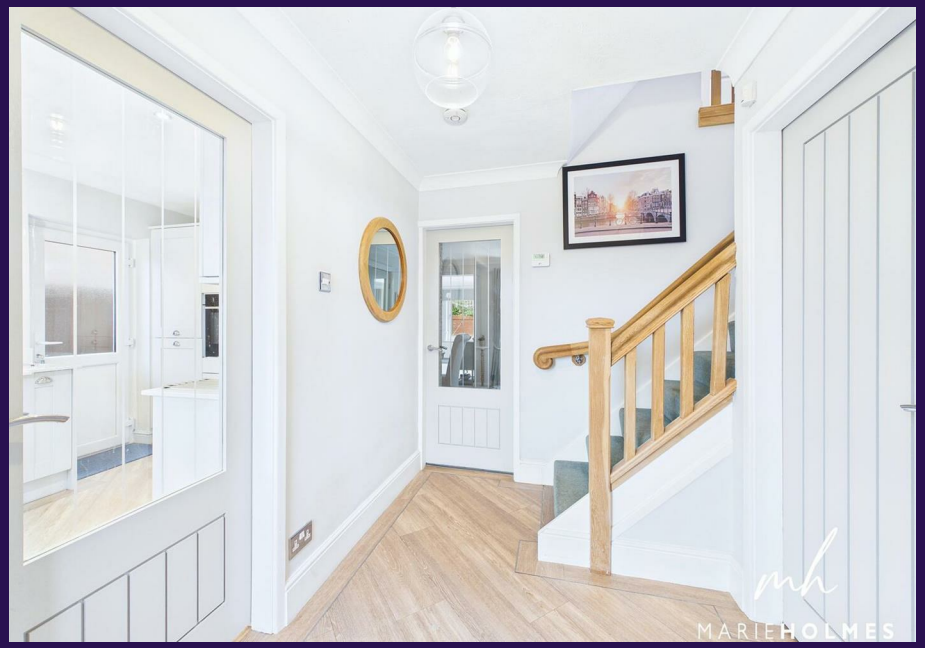
8 ABBOT MEADOW

PENWORTHAM, PRESTON, PR1 9JX

£450,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

▪ Exceptional Four-Bedroom Detached Family Residence ▪ Tastefully Modernised Throughout to an Impressive Standard ▪ Highly Sought-After Higher Penwortham Location ▪ Beautifully Appointed Interiors with Contemporary Finishes ▪ Spacious Lounge with Feature Electric Fireplace & Garden Access ▪ Versatile Open-Plan Dining & Family Room ▪ Stunning Contemporary Shaker Style Kitchen & Delightful Orangery ▪ Four Generous Bedrooms, Principal with En-Suite Shower Room ▪ Beautifully Landscaped, Private South-Facing Rear Garden ▪ Impressive Sweeping Driveway Providing Extensive Off-Road Parking

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this exceptional four-bedroom detached family residence, beautifully appointed and tastefully modernised throughout to an impressive standard, offering a superb combination of contemporary styling, generous living accommodation and beautifully maintained gardens.

Occupying an enviable position within the highly sought-after area of Higher Penwortham, this outstanding family home is ideally situated within easy reach of excellent local amenities, highly regarded primary and secondary schools, picturesque countryside walks and convenient transport links to Preston City Centre and the wider motorway network.

The property has been thoughtfully enhanced by the current owners, creating a stylish and welcoming home perfectly suited to modern family living. The beautifully presented accommodation briefly comprises a welcoming entrance hallway, an impressive and generously proportioned lounge featuring an attractive electric fireplace and patio doors opening directly onto the rear garden, allowing natural light to flood the room. A versatile open-plan dining and family room provides the perfect setting for both everyday family life and entertaining, whilst the stunning contemporary kitchen boasts a stylish range of high-gloss fitted units, combining practicality with modern elegance. A particular highlight is the delightful orangery, offering a wonderful additional reception space with attractive views over the landscaped gardens. A convenient ground-floor WC completes the accommodation at this level.

To the first floor, the spacious landing provides access to four well-proportioned bedrooms, including an impressive principal bedroom benefiting from its own private en-suite shower room. The remaining bedrooms offer excellent flexibility for growing families, guests or those requiring a dedicated home office, whilst a beautifully appointed family bathroom serves the additional bedrooms.

To the rear lies a delightful, south-facing landscaped garden, enjoying a wonderful degree of privacy and providing the perfect outdoor retreat. Featuring a beautifully manicured lawn, extensive paved entertaining patio and attractive raised borders with mature shrubs and ornamental planting, this superb outdoor space is ideal for alfresco dining, family gatherings and relaxation throughout the warmer months.

Externally, the property continues to impress. To the front, an extensive sweeping driveway provides generous off-road parking for multiple vehicles, complemented by beautifully maintained lawns and established planting, creating an attractive approach and excellent kerb appeal.

A truly impressive family home, offering beautifully modernised interiors, versatile living accommodation and delightful gardens in a desirable residential locations. Early internal viewing is strongly recommended to fully appreciate the exceptional standard of presentation, generous proportions and lifestyle this wonderful property has to offer.

Entrance Hallway

6' x 9'11" (1.83 x 3.01)
Entrance via modern composite front door with glazed side panel. The welcoming entrance hallway is bright and airy with oak glazed internal doors leading through to all ground floor accommodation. An oak spindle balustrade carpeted staircase leads to all first floor accommodation. Pendant light fitting. Karndean flooring. Decorative coving to ceiling.

Downstairs Cloaks W.C

3'7" x 6'5" (1.08 x 1.95)
UPVC double glazed obscured window to front elevation. Features a modern two piece suite in white comprising of a low flush W.C and wall hung wash hand basin with chrome mixer tap and tiled splashback. Ceiling light fitting. Radiator. Karndean flooring.

Kitchen

8'8" x 13'11" (2.64 x 4.24)
UPVC double glazed window to front elevation. UPVC double glazed obscured door to side elevation. Features a range of modern shaker style eye and base level units in light grey with contrasting Quartz work surfaces and upstands over. Inset stainless steel sink with mixer tap. Integrated NEFF appliances include fan assisted oven, four ring induction hob with chimney style extractor over, dishwasher, washing machine and 50/50 fridge freezer. LVT flooring. Inset spotlights to ceiling. Radiator. Breakfast bar style seating with feature pendant lighting over.

Living Room

13'10" x 12'4" (4.22 x 3.77)
UPVC double glazed sliding patio doors lead out to the patio area of the rear garden. A modern electric living flame effect fire is the central focal point to the room. TV aerial socket. Pendant light fitting. Decorative coving to ceiling. Dado rail. Carpeted. Radiator.

Dining/Family Living Room

14'1" x 22'10" (4.29 x 6.96)
Two UPVC double glazed windows to rear elevation. Open through to the orangery. Oak glazed double doors lead through to the lounge. A fantastic versatile open plan space with ample space for dining table and chairs alongside family living. Two pendant light fittings. Two radiators. Decorative coving to ceiling and Dado rail. Carpeted.

Orangery

6'7" x 11'5" (2.00 x 3.49)
UPVC double glazed windows to side and rear elevations. UPVC double glazed sliding patio doors to the side elevation leading out to the patio area of the rear garden. Inset spotlights to ceiling. Tiled flooring. Radiator.













First Floor Landing

19'3" x 6'1" (5.88 x 1.85)
UPVC double glazed window to side elevation. Doors leading off to all first floor accommodation. Oak spindle balustrade. Cupboard storage. Decorative coving to ceiling. Ceiling light fitting. Carpeted. Radiator. Access hatch with ladder to the partially boarded loft.

Principal Bedroom

12'8" x 9'5" (3.87 x 2.88)
UPVC double glazed window to front elevation. A bright and spacious double bedroom featuring a range of bespoke fitted carpentry including robe and drawer storage. Pendant light fitting. Decorative coving to ceiling. Radiator. Carpeted. Door leading through to:

En-Suite

7'7" x 9'5" (2.30 x 2.88)
UPVC double glazed obscured window to front elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within modern vanity unit and walk-in shower cubicle with thermostatic controlled mixer shower. Fully tiled elevations. Tiled flooring. Extractor fan. Chrome towel ladder radiator. Inset spotlights to ceiling.

Bedroom Two

11'8" x 10'9" (3.56 x 3.27)
A great sized double bedroom with UPVC double glazed window to front elevation. One pendant light fittings. Radiator. Wood effect laminate flooring. Plenty of space for a range of freestanding bedroom furniture.

Bedroom Three

8'10" x 14'4" (2.68 x 4.36)
A great sized double bedroom with UPVC double glazed window to rear elevation. Two pendant light fitting. Radiator. Carpeted. Decorative coving to ceiling. Plenty of space for a range of freestanding bedroom furniture.

Bedroom Four

9'11" x 9'6" (3.01 x 2.90)
A great sized double bedroom with UPVC double glazed window to rear elevation. One pendant light fitting. Radiator. Carpeted. Decorative coving to ceiling. Plenty of space for a range of freestanding bedroom furniture.

Family Bathroom

6'4" x 9'5" (1.92 x 2.87)
UPVC double glazed obscured window to rear elevation. Features a modern four piece suite in white comprising of a low flush W.C, pedestal wash hand basin, paneled bath and step in shower cubicle with thermostatic controlled mixer shower. Wall mounted vanity mirror with side lights. Chrome towel ladder radiator. Ceiling light fitting. Fully tiled elevations. Tiled flooring.

Integral Garage

8'11" x 17'8" (2.73 x 5.38)
Single garage with up and over style door. Power and light.

Front External

The property enjoys an impressive approach, set back from the road behind a beautifully maintained and generously proportioned frontage. A sweeping tarmacadam driveway, attractively edged with contrasting block paving, provides ample off-road parking for several vehicles and leads directly to the integral garage. The extensive front garden is predominantly laid to a beautifully manicured lawn, complemented by established shrubs, ornamental planting and mature trees, creating a delightful setting with an excellent degree of kerb appeal. The attractive brick-built exterior, enhanced by contrasting rendered elevations, provides a welcoming first impression. Established boundary planting and

attractive timber fencing further enhance the setting, completing this particularly appealing and well-presented family home.

Rear Garden

To the rear of the property lies a beautifully maintained and attractively landscaped garden, offering a delightful outdoor retreat with a wonderful sense of privacy. The garden is predominantly laid to a generous, neatly manicured lawn, complemented by an extensive paved patio area, ideal for outdoor dining, entertaining and relaxation during the warmer months. Raised brick-built borders are thoughtfully planted with an attractive variety of established shrubs, ornamental trees and colourful planting, providing year-round interest and a charming backdrop. Mature trees beyond the boundary further enhance the garden's secluded feel, whilst timber fencing provides an enclosed setting. A useful timber garden shed offers additional storage, with paved pathways providing convenient access around the garden. This particularly appealing outdoor space is perfectly suited to both family enjoyment and those with a passion for gardening.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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

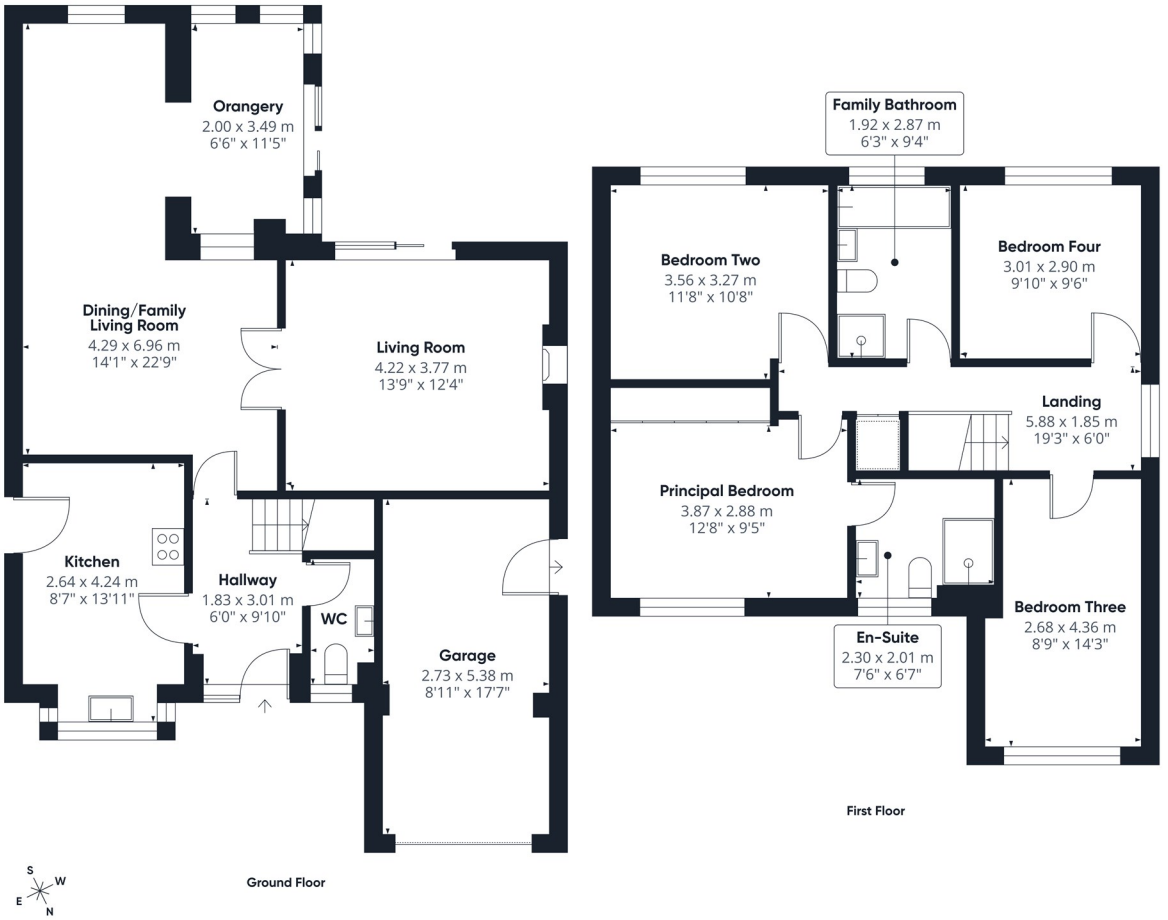
Local Authority – South Ribble Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

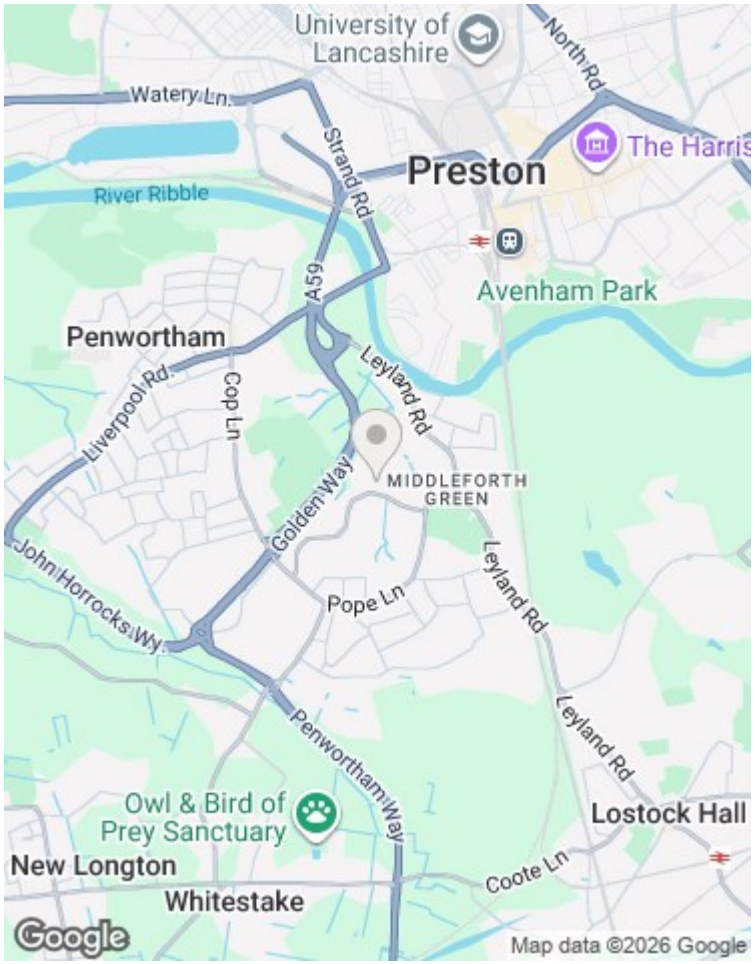
142.7 m²

1536 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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