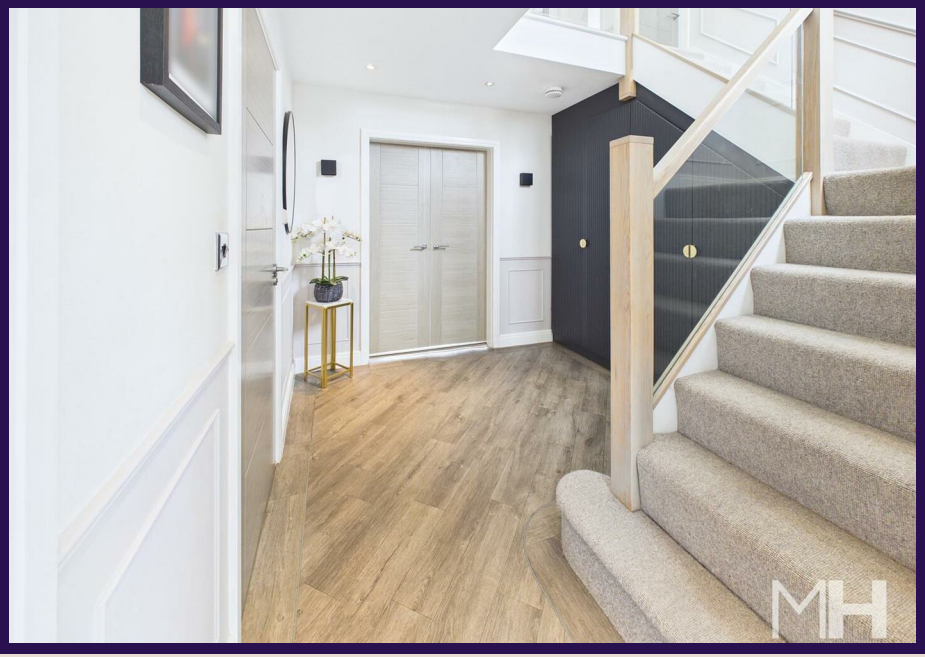
1 FIELDINGS CLOSE

LONGTON, PRESTON, PR4 5DG

Offers In The Region Of **£650,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES



Key Features

- Four Bedroom Executive Detached Property
- Two Reception Rooms
- Spacious Open Plan Living Dining Kitchen Extension
- Laundry Room & Downstairs Cloaks W.C
- Dressing & En-Suite To Main Bedroom
- Modern Family Size Bathroom
- Superb Location Close to All Local Amenities
- Converted Double Garage with Further Potential
- Driveway Parking & Large Rear Garden
- Offered with No Onward Chain

Property Summary

OFFERED WITH THE BENEFIT OF NO ONWARD CHAIN DELAY - An exceptional four-bedroom detached family residence, extending to approximately 2230 sqft of beautifully appointed accommodation. Occupying an enviable plot within a sought-after modern development, this impressive home has been thoughtfully designed to provide generous, versatile living space ideally suited to contemporary family life. The property is perfectly situated within easy reach of Longton's excellent local amenities, including independent shops, cafes, and well-regarded schools. For commuters, there are fantastic travel links nearby, with easy access to the M65 and M6 motorways, as well as strong bus links connecting to Preston and surrounding towns.

At the heart of the property is a superb open-plan kitchen, dining and family living space spanning the full width of the rear of the home, creating an outstanding environment for everyday living and entertaining. Complementing this are a separate living room, study, utility room and downstairs cloakroom, offering the flexibility required for modern lifestyles, including home working.

To the first floor, the principal bedroom benefits from its own dressing room and luxurious en-suite, whilst three further well-proportioned bedrooms are served by a stylish family bathroom, making the layout ideal for growing families.

A particular feature of this property is the substantial detached building, currently utilised as an impressive bar and games room. Measuring almost 20ft x 20ft, this highly versatile space offers excellent potential for a home office, gym, studio or a self-contained annexe, subject to obtaining any necessary planning permissions and building regulation approvals.

Externally, the property enjoys extensive driveway parking, attractive lawned gardens and a private enclosed rear garden, providing the perfect setting for outdoor entertaining and family enjoyment. Viewing comes highly recommended.

Entrance Hallway

An exceptional entrance hallway creating an immediate sense of space and style, beautifully presented with contemporary wood-effect flooring, elegant wall panelling and a striking galleried landing allowing natural light to flood the space. A bespoke understairs storage solution with feature fluted cabinetry provides excellent concealed storage, complemented by modern oak and glazed balustrades and a quality carpeted staircase rising to the first floor. Recessed ceiling spotlights, contemporary internal doors and twin doors leading to a useful cloaks/storage cupboard complete this impressive and welcoming first impression of the home.

Study

6'5" x 9'10" (1.97 x 3.01 m)

A versatile home office, ideally suited to modern living, offering an excellent workspace for those working from home. The room features attractive wood-effect flooring, a large double glazed window providing an abundance of natural light, a panel radiator and contemporary décor throughout. Generous proportions allow ample space for office furniture, making this an ideal study, home office or potential hobby room.

Living Room

9'10" x 10'9" (3.01 x 3.30 m)

A beautifully presented and generously proportioned living room, designed to provide an elegant yet relaxing retreat away from the main open plan living space. A large double glazed picture window fills the room with natural light whilst enjoying a pleasant outlook over the front aspect. A striking feature media wall with contemporary timber slatted panelling creates an impressive focal point, complemented by a floating media unit providing useful concealed storage. Finished with soft neutral carpeting, recessed ceiling spotlights and tasteful contemporary décor throughout, this superb reception room offers ample space for substantial furnishings, making it the perfect setting for relaxing with family or enjoying a cosy evening in.

Cloaks W.C

5'3" x 3'6" (1.60 x 1.08 m)

A stylish and well-presented two-piece cloakroom, fitted with a contemporary low-level WC and wall-mounted wash hand basin with tiled splashback. The room benefits from attractive wood-effect flooring, a panel radiator and modern décor, creating a practical and elegant convenience for guests.

Open Plan Living Dining Kitchen

22'1" x 20'9" m / 9'5" x 11'8" m / 18'5" x 17'5" m (6.74 x 6.32 m / 2.88 x 3.55 m / 5.61 x 5.31 m)

Without doubt the heart of this exceptional home, this stunning open plan living space has been thoughtfully designed to create the perfect environment for modern family living and entertaining. Flooded with natural light and finished to an impeccable standard throughout, the room seamlessly combines luxurious kitchen, dining and lounge areas beneath a vaulted ceiling with feature skylights and an impressive glazed gable incorporating full-width aluminium bi-folding doors, creating a wonderful connection to the rear garden.

The bespoke contemporary kitchen is beautifully appointed with an extensive range of premium matt charcoal handleless wall, base and full-height units, complemented by luxurious quartz work surfaces and matching splashbacks. A magnificent oversized central island forms the focal point of the room, offering substantial preparation space, extensive storage and comfortable breakfast seating for four. Integrated AEG appliances include twin eye-level ovens, induction hob with concealed extractor, dishwasher, fridge and freezer, together with an inset sink featuring a contemporary black mixer tap. A mirrored splashback enhances both the sense of light and space, whilst feature pendant lighting above the island provides an elegant finishing touch.

Designed with practicality in mind, the kitchen also benefits from a superb bank of full-height storage incorporating a concealed pantry and coffee station, complete with shelving, drawers, appliance space and integrated wine storage, allowing everything to be neatly organised behind matching cabinetry.

The dining area offers generous proportions, comfortably accommodating a large family dining table, making it the perfect setting for both everyday dining and formal entertaining. Statement lighting and contemporary décor combine to create an elegant yet welcoming atmosphere.

Flowing effortlessly from the dining space, the impressive family living area enjoys a spectacular vaulted ceiling with additional Velux roof windows and a dramatic glazed feature elevation overlooking the rear garden. Full-width aluminium bi-folding doors open directly onto the patio, allowing indoor and outdoor living to merge seamlessly during the warmer months. The generous lounge provides ample space for substantial seating arrangements whilst maintaining a wonderful feeling of openness and light, creating an outstanding family room equally suited to relaxing, entertaining and socialising.

Finished throughout with large-format polished porcelain tiled flooring, recessed LED spotlights, contemporary vertical radiators and high-quality fittings, this truly outstanding open plan living space perfectly exemplifies modern luxury living and is undoubtedly one of the standout features of this exceptional home.

Laundry Room

8'8" x 5'10" (2.66 x 1.80 m)

A beautifully appointed utility room, thoughtfully designed to complement the exceptional standard of the main kitchen. Fitted with a comprehensive range of contemporary handleless wall, base and full-height storage units, the room offers an abundance of cupboard space together with extensive work surfaces, making it ideal for everyday

household tasks.

There is an inset black sink with contemporary mixer tap positioned beneath a double glazed obscured window, plumbing and space for both a washing machine and tumble dryer, together with further appliance space if required. Finished with matching polished porcelain tiled flooring, recessed ceiling spotlights and modern décor throughout, this practical yet stylish room provides excellent additional storage and preparation space, whilst offering direct access to the outside.

Landing

6'9" x 6'6" (2.08 x 2.00 m)
A bright and spacious first floor landing, beautifully presented with soft neutral décor and quality fitted carpeting, creating an elegant transition between the first floor accommodation. The feature glazed balustrade with oak handrail provides a contemporary focal point while allowing natural light to flow freely from the stairwell below, enhancing the sense of space. Finished with decorative wall panelling and modern internal doors, the landing offers access to the bedrooms and family bathroom, with a double glazed window providing additional natural light.

Principal Bedroom

10'11" x 13'7" (3.33 x 4.15 m)
An impressive principal bedroom of generous proportions, beautifully presented in a soft neutral colour palette to create a calm and luxurious retreat. This spacious double room easily accommodates a king-size bed with ample space remaining for a comprehensive range of freestanding or fitted bedroom furniture. A large double glazed window overlooks the surrounding greenery, allowing an abundance of natural light to flood the room, while plush fitted carpeting enhances the feeling of comfort and warmth. Finished to an exceptional standard, the room offers an elegant ambience and provides the perfect sanctuary at the end of the day, with ample space for additional seating or a dressing area if desired.

Dressing Room

4'1" x 3'8" (1.26 x 1.13 m)
The dressing room adjoining the principal bedroom provides handy storage space with fitted shelving and hanging areas, ideal for organising clothing neatly.

En-Suite

9'8" x 6'1" (2.95 x 1.87 m)
A stylish and well-appointed en-suite shower-room, finished in a contemporary design with complementary wall tiling and quality fixtures throughout. The suite comprises a spacious walk-in shower enclosure with mains-fed shower, panelled bath, pedestal wash hand basin and low-level WC, offering the versatility of both bath and shower facilities. A heated chrome towel radiator provides additional comfort, while a frosted double glazed window allows plenty of natural light whilst maintaining privacy. Immaculately presented and thoughtfully designed, this modern en-suite perfectly complements the principal bedroom, creating a luxurious and practical space for everyday living.

Bedroom Two

9'9" x 11'0" (2.99 x 3.37 m)
A generously proportioned double bedroom, beautifully presented with a contemporary finish and offering excellent space for a range of bedroom furniture. The room benefits from a large double glazed window allowing plenty of natural light to create a bright and welcoming atmosphere, whilst the neutral décor and plush fitted carpeting provide a stylish backdrop ready for a purchaser to personalise.

Bedroom Three

9'9" x 9'8" (2.97 x 2.96 m)
A generously proportioned double bedroom, beautifully presented with a contemporary finish and offering excellent space for a range of bedroom furniture. The room benefits from a large double glazed window allowing plenty of natural light to create a bright and welcoming atmosphere, whilst the neutral décor and plush fitted carpeting provide a stylish backdrop ready for a purchaser to personalise.

Bedroom Four

6'4" x 9'7" (1.94 x 2.93 m)
A well-proportioned third bedroom, currently utilised as a stylish home office, demonstrating the versatility of the accommodation. The room is beautifully presented with neutral décor and plush fitted carpeting, whilst a large double glazed window provides excellent natural light, creating a bright and pleasant working or sleeping environment. Ideal as a child’s bedroom, nursery, study or hobby room, there is ample space for a single bed and bedroom furniture, making this a practical and adaptable room to suit a variety of lifestyle requirements.

Family Bathroom

9'9" x 5'8" (2.99 x 1.74 m)
A beautifully appointed contemporary family bathroom, finished to a high standard with a clean, modern design and quality fittings throughout. The stylish three-piece white suite comprises a panelled bath with tiled splashback, pedestal wash hand basin and low-level WC, creating a bright and inviting space. A frosted double glazed window provides natural light whilst maintaining privacy, complemented by recessed ceiling spotlights and attractive neutral tiling. Thoughtfully designed and immaculately presented, this elegant bathroom offers the perfect space to relax and caters effortlessly to the needs of modern family living.

Converted Double Garage/ Bar & Entertainment Room

19'3" x 19'5" (5.89 x 5.92 m)
A superb addition to the property, this impressive converted double garage has been transformed into a substantial multi-purpose entertainment space, offering exceptional versatility for modern family living. Beautifully finished with contemporary wood-effect flooring, recessed ceiling spotlights and stylish décor throughout, the room currently serves as a fantastic games and bar room, comfortably accommodating a full-size pool table whilst still providing generous

space for entertaining family and friends.

A bespoke fitted bar creates a real focal point, making this the perfect venue for hosting social gatherings, celebrations or relaxing evenings at home. Large windows and glazed French doors flood the room with natural light and provide direct access to the outside, enhancing the bright and welcoming feel of the space.

Beyond its current use, the size and layout offer enormous flexibility and could easily be adapted to suit a variety of requirements, including a home gym, cinema room, home office, studio or children's playroom. Furthermore, subject to obtaining any necessary planning permissions and building regulation approvals, the accommodation presents exciting potential to be converted into a self-contained granny annexe or independent living space, making it ideal for multi-generational living, dependent relatives or older children seeking greater independence. This is a truly versatile and valuable addition that significantly enhances both the practicality and appeal of this exceptional family home.

Front External

The property is set well back from the road behind a neatly maintained lawned front garden, with a substantial driveway providing ample off-road parking and leading to the detached double garage, which has been expertly converted into a versatile games and entertainment room. The front garden is attractively landscaped with shaped lawns and low-maintenance gravel borders, whilst gated side access leads through to the enclosed rear garden.

Rear Garden

The rear garden is a beautifully maintained space combining a generous lawn with a paved patio area, perfect for outdoor dining or relaxing. Surrounded by privacy fencing and mature planting, the garden offers a peaceful and private outdoor retreat.

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.

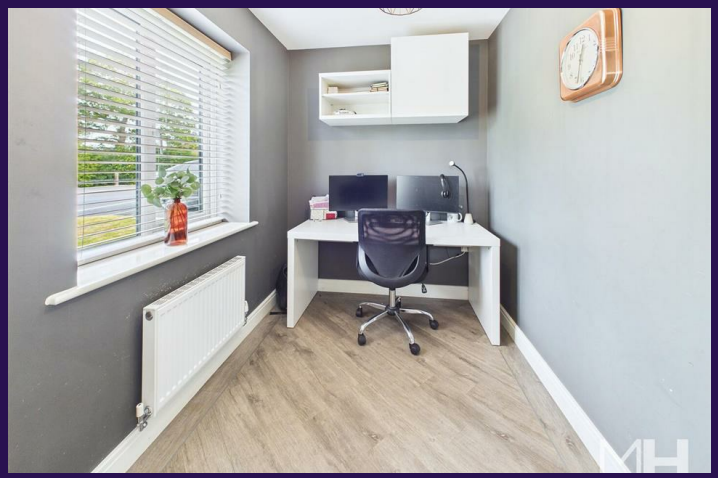
MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars 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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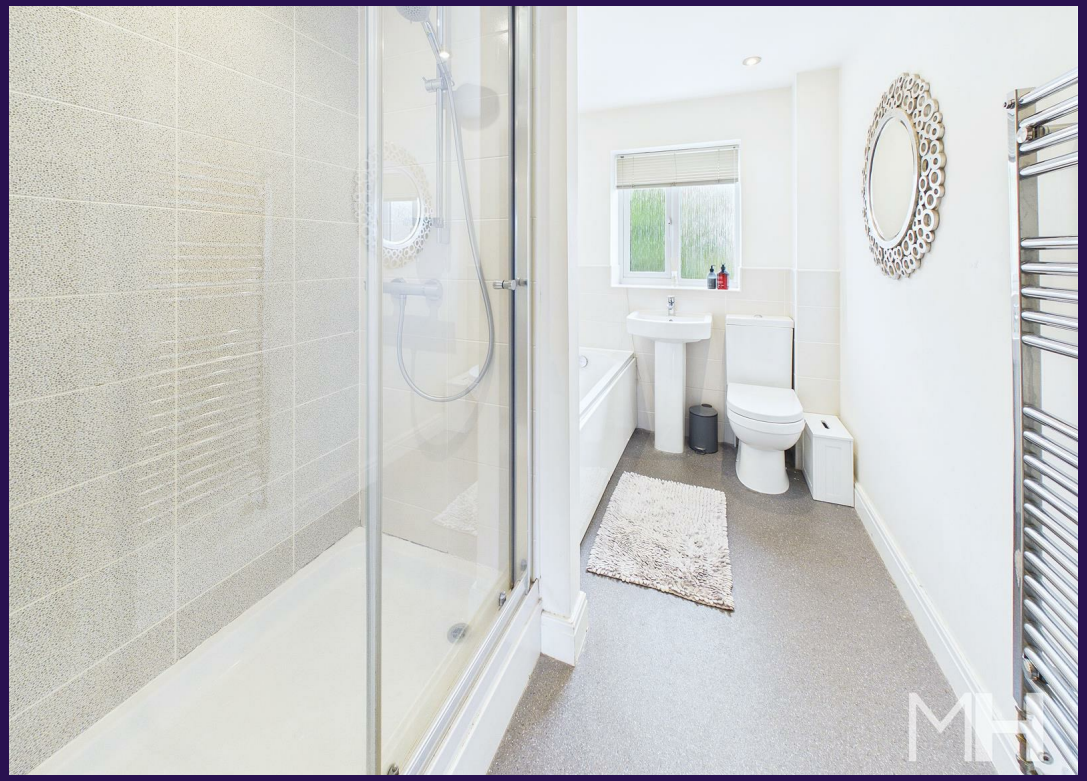

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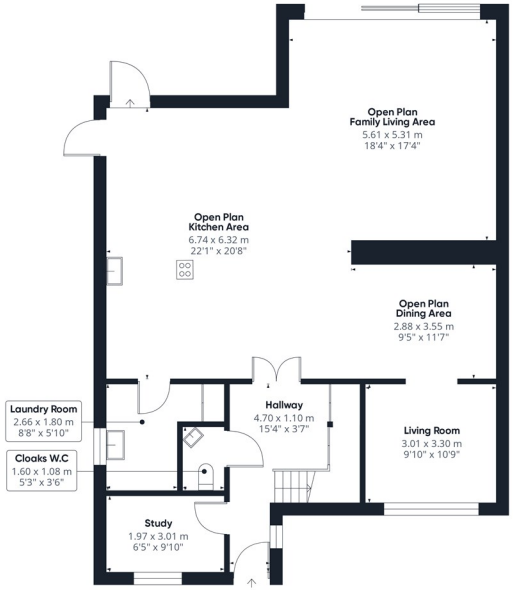
Additional Information

Local Authority – South Ribble Council

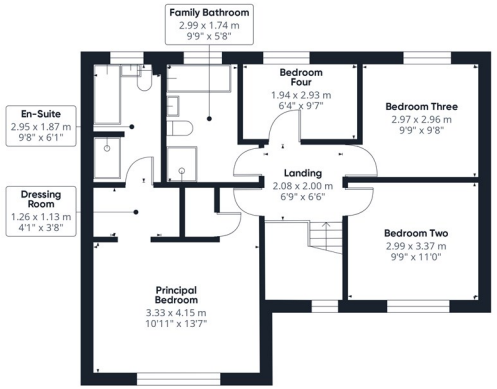
Council Tax – Band F

Viewings – By Appointment Only

Tenure – Leasehold



Ground Floor Building 1



First Floor Building 1

Ground Floor Building 2

Approximate total area(1)

207.6 m²

2232 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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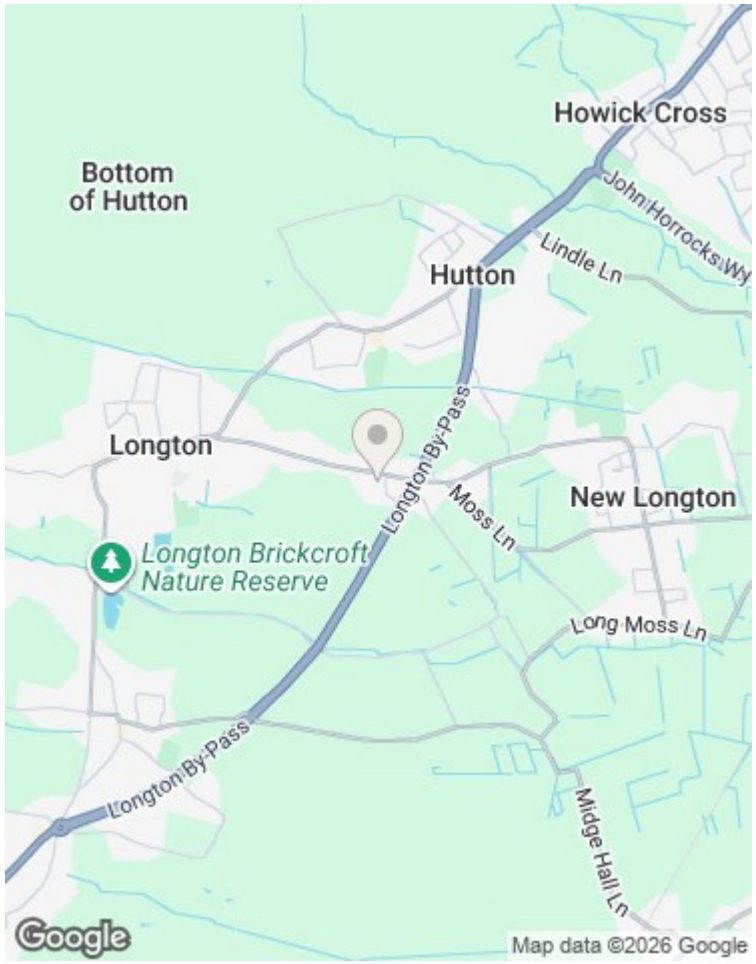
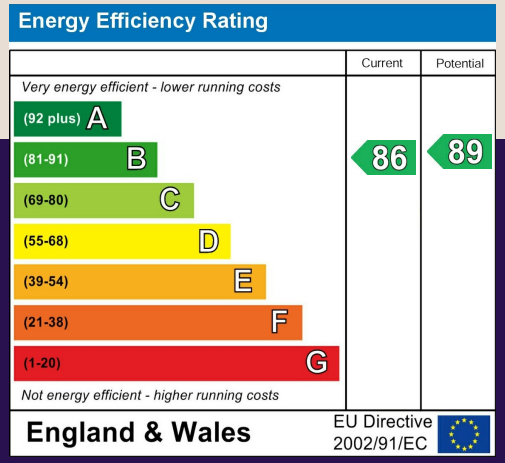


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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