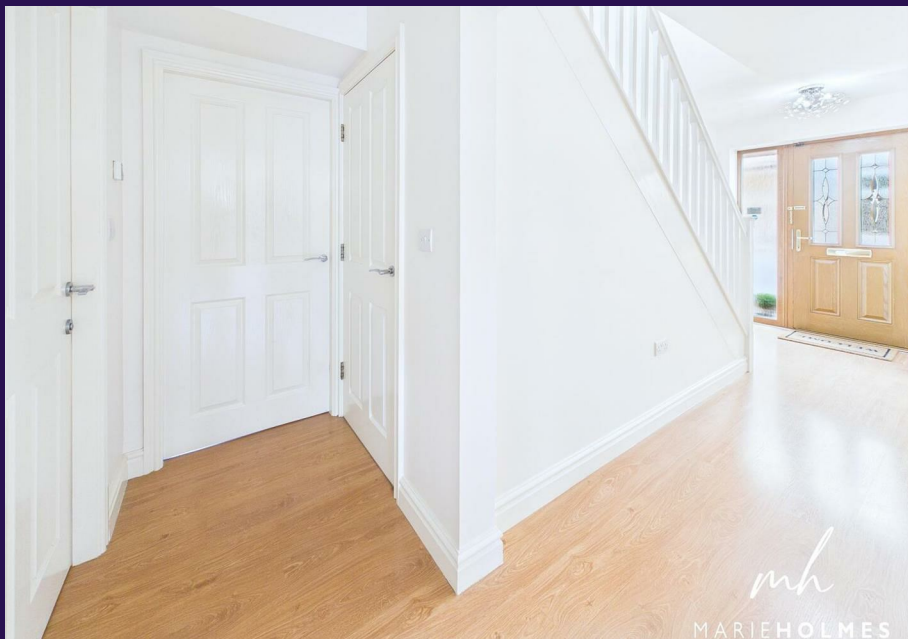
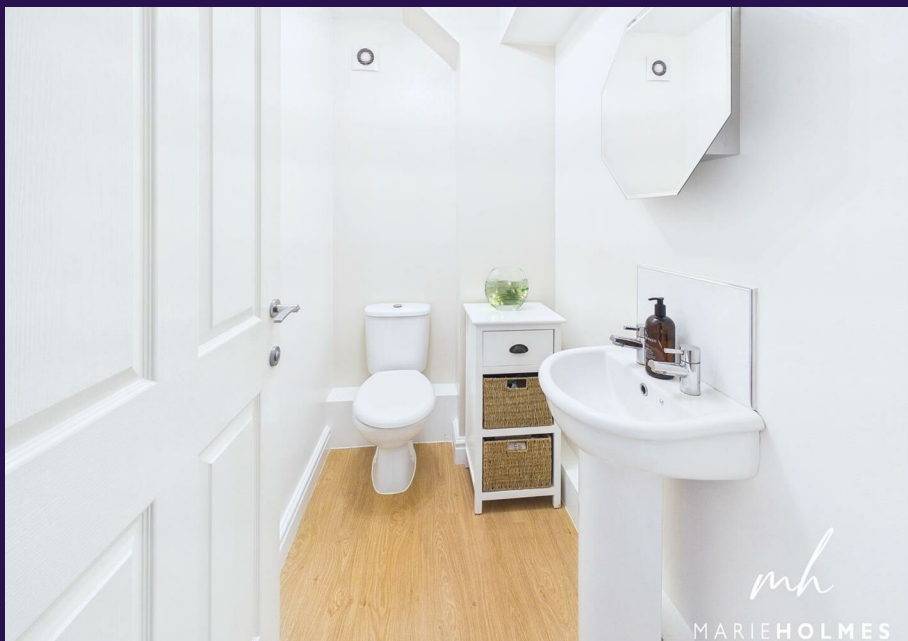




WOODLANDS VIEW, 2A MASEFIELD PLACE

WALTON-LE-DALE, PRESTON, PR5 4TN

£375,000



Key Features

- Substantial Detached Chalet Residence- Individually Designed & Constructed in 2011
- Highly Sought-after Cul-de-Sac Location
- Four Generously Sized Bedrooms
- Downstairs W.C, Two En-suite Shower Rooms & Family Bathroom
- Spacious Living Room with French Doors out to Garden
- Well-appointed Modern Kitchen & Dining Area
- Underfloor Heating Throughout & New Worcester Boiler (2025)
- Generous Plot with Two Good-Sized Garden Areas & Summer House
- Off-road Parking for up to Three Vehicles
- Energy-Efficient Living – EPC Rating B - No Onward Chain Delay

Property Summary

MUST BE VIEWED TO FULLY APPRECIATE THE DIMENSIONS THIS SUPERB DETACHED CHALET RESIDENCE HAS TO OFFER! A rare opportunity to acquire a substantial detached chalet residence of 160sqm, individually designed and constructed in 2011, occupying a generous plot within a highly sought-after cul-de-sac in Walton-le-Dale, a well-established village on the southern bank of the River Ribble, directly opposite Preston. The area combines excellent everyday convenience with easy access to the countryside, reputable schools, transport links and the motorway network. The Capitol Centre and Preston city centre are close by, while the Guild Wheel and Brockholes Nature Reserve offer a wealth of scenic walking and outdoor pursuits.

This exceptionally spacious and versatile home provides generously proportioned accommodation throughout, with multi zone underfloor heating throughout and a newly installed Worcester boiler (2025). The property boasts Energy-Efficient Living with an impressive EPC rating of B. Off-road parking for up to three vehicles and a private enclosed rear garden further enhance the property.

A welcoming entrance hallway leads to the ground floor accommodation. The impressive living room is filled with natural light and features French doors opening onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The well-appointed kitchen and dining area also provides direct garden access, ideal for family life and entertaining. Four generously sized bedrooms include two with private en-suite shower rooms, complemented by a family bathroom.

Externally, the property occupies a substantial plot with two good-sized garden areas, providing ample space for relaxing, gardening and entertaining, together with generous off-road parking.

Offering an exciting opportunity for the next owner to create a truly special home, early viewing is highly recommended to appreciate the space, setting and potential on offer. **NO ONWARD CHAIN DELAY!**

Entrance Hallway

6'2" x 17'9" (1.87m x 5.41m)

Entrance via a UPVC double-glazed door featuring attractive obscured leaded-glazed panels and an obscured glazed side panel. Wood effect laminate flooring. Ceiling light fitting. Doors leading to all ground floor accommodation. Carpeted stairs leading to first floor accommodation.

Living Room

21'1" x 13'11" (6.42m x 4.24m)

UPVC double glazed French doors leading on to rear garden. UPVC double glazed windows to side elevation. Wood effect laminate flooring. Ceiling light fitting. Decorative coving to ceiling and feature wall panelling. Door leading through to dining kitchen.

Dining Kitchen

24'1" x 9'11" (7.34m x 3.02m)

UPVC double glazed French doors leading on to rear garden. UPVC double glazed windows to side elevation. Features a stylish range of contemporary gloss finish wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Inset one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a full-height fridge, dishwasher, and electric oven with grill/combi functionality, while space for a freezer is provided within the utility area. Wood effect laminate flooring. Ceiling light fitting. Decorative coving to ceiling.

Utility Room

5'10" x 3'5" (1.77m x 1.03m)

Plumbed and space for washing machine. Space for fridge/freezer. Ceiling light fitting. Vinyl flooring.

Downstairs Cloaks W.C

3'11" x 6'3" (1.19m x 1.91m)

Features a contemporary two piece suite in white with a low flush W.C, pedestal wash hand basin and tiled splashback. Wood effect laminate flooring. Ceiling light fitting.

Bedroom Three

8'10" x 13'11" (2.70m x 4.23m)

UPVC double glazed window to front elevation. Wood effect laminate flooring. Ceiling light fitting. Door leading through to En-Suite.

En-Suite Shower Room

5'8" x 6'4" (1.73m x 1.93m)

UPVC double glazed obscured window to side elevation. Features a three piece suite in white comprising of a low flush W.C, wall hung wash hand basin with mixer tap set within a vanity unit with tiled splashback and electric powered shower with handheld fitment within a corner step in shower unit. Wall mounted vanity mirror with storage. Vinyl flooring. Ceiling light fitting. Extractor fan.

Bedroom Four

15'6" x 10'1" (4.72m x 3.07m)

UPVC double glazed window to front elevation. Ceiling light fitting. Wood effect laminate flooring.

First Floor Landing

8'9" x 5'2" (2.67m x 1.57m)

Doors leading to all first floor accommodation. Carpeted. Ceiling light fitting.

Bedroom One

18'3" x 14'4" (5.56m x 4.36m)

UPVC double glazed window to rear elevation. Velux roof lights. Built in eaves storage. Carpeted. Pendant light fitting. Door leading through to En-Suite.

En-Suite Shower Room

5'9" x 7' (1.74m x 2.14)

Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with tiled splashback and thermostatic controlled step in corner shower unit with handheld fitment. Wall mounted vanity mirror. Wood effect laminate flooring. Ceiling light fitting. Extractor fan.

Bedroom Two

8'10" x 24'4" (2.70m x 7.41m)

Velux roof lights. Carpeted. Ceiling light fitting and wall light. Door leading to walk-in storage.





Walk-In Storage

8'10" x 4'10" (2.70m x 1.47m)

Carpeted. Pendant light fitting.

Family Bathroom

7'9" x 6'6" (2.35m x 1.99m)

Features a four piece suite in white comprising of a low flush W.C, pedestal wash hand basin with tiled splashback, thermostatic controlled corner step in shower unit with handheld fitment and panelled bath with tiled surround and mixer tap. Wall mounted vanity mirror. Wood effect laminate flooring. Ceiling light fitting. Extractor fan.

Front External

The property is approached via a well-maintained paved shared driveway, leading to a generous gravelled frontage providing ample off-road parking, complemented by low-maintenance landscaping with raised planters containing well established shrubs and plants.

Rear External

The generous rear garden is a particular feature of the property, offering a private and beautifully maintained outdoor space ideal for both relaxation and entertaining. The garden is mainly laid to lawn and complemented by a Indian stone flagged area and landscaped gravelled terrace area, providing an inviting seating and dining area beneath the well established trees. A charming timber garden room adds versatility and character, while mature planting and attractive timber fencing create a secluded and tranquil setting.

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.

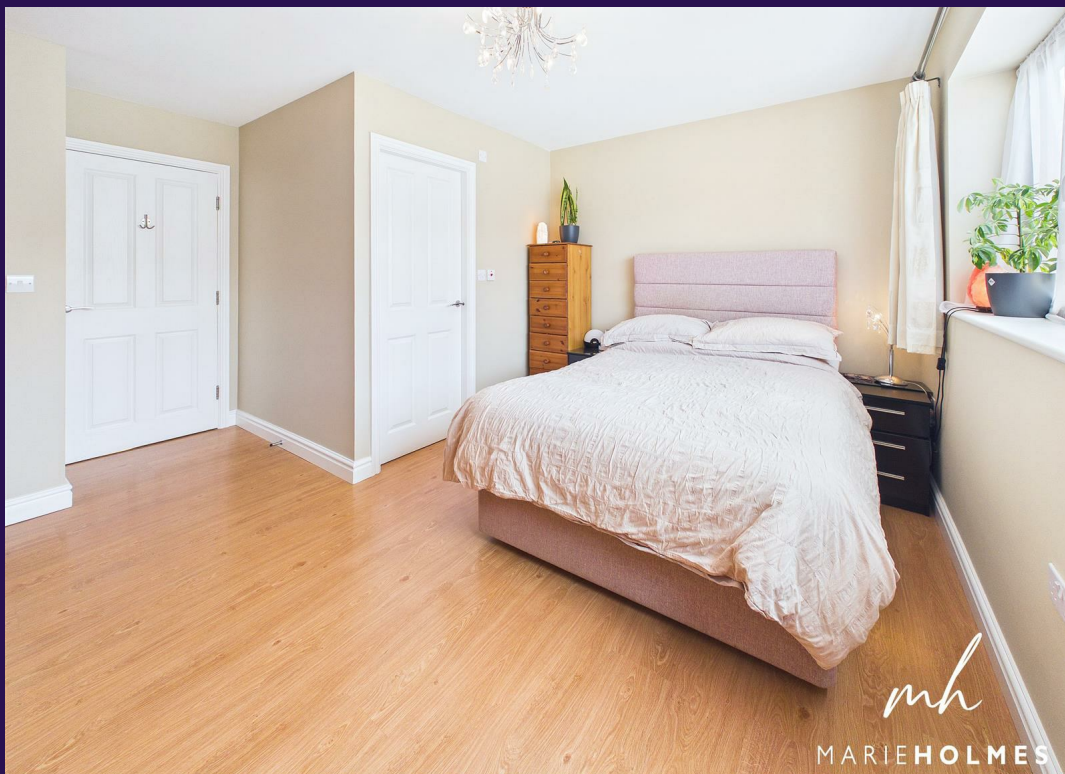
NOTICE:

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.









Additional Information

Local Authority – South Ribble Council

Council Tax – Band D

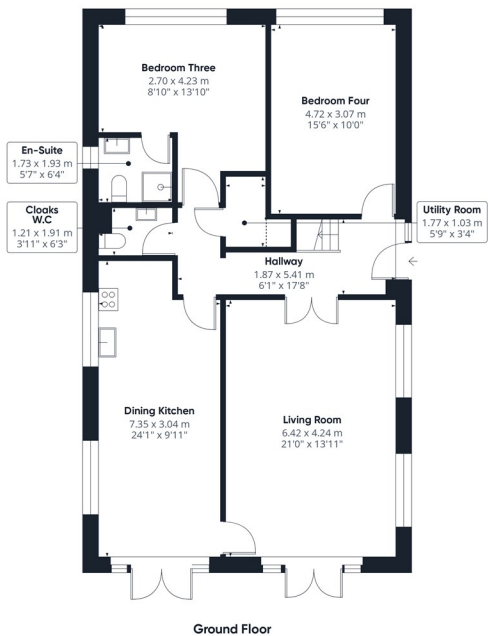
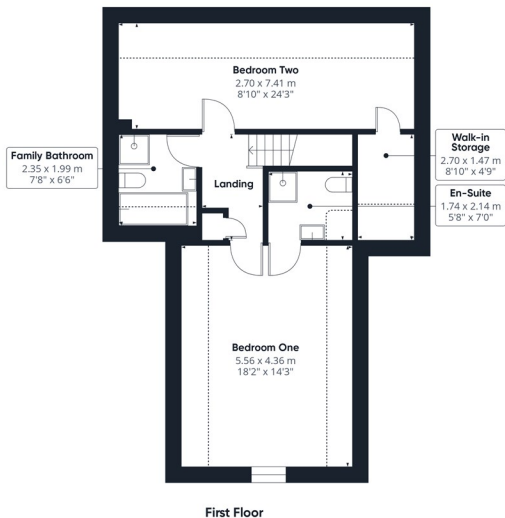
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES



Approximate total area^m
155.3 m²
1673 ft²

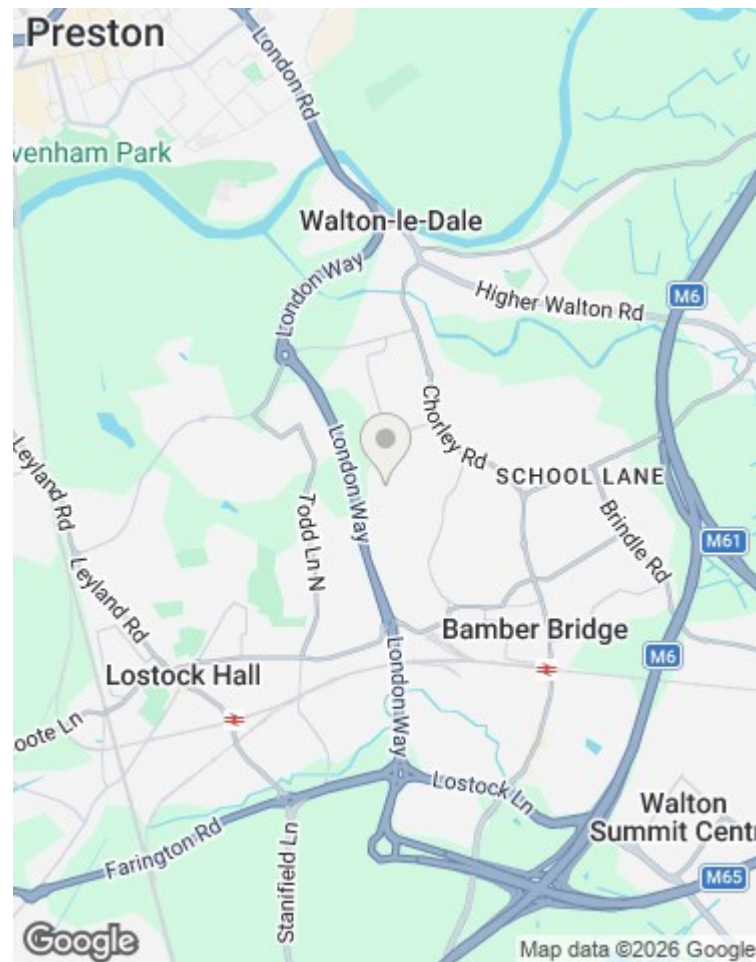
Reduced headroom
16.8 m²
181 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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	