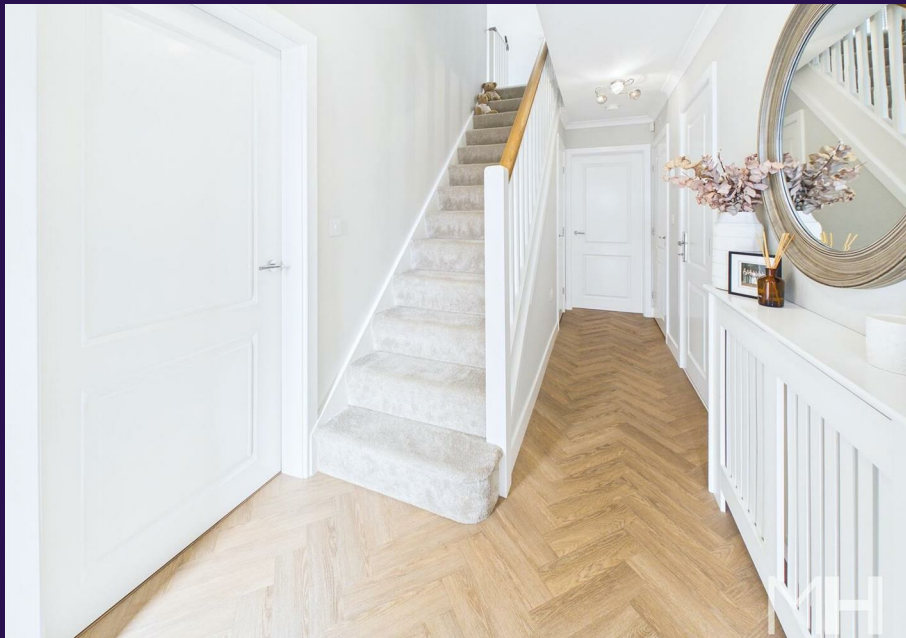




**27 BROOKBRIDGE CLOSE**  
WALTON-LE-DALE, PRESTON, PR5 4DF

Offers Over **£399,950**



## Key Features

- Stunning Significantly Extended Four Bedroom Detached Home
- Built by the Highly Regarded Jones Homes in 2018 - Still Under NHBC Warranty
- Quite Cul-de-Sac Location just off Duddle Lane
- Spectacular Extended Open-Plan Kitchen, Dining & Family Room
- Utility Room & Downstairs Cloaks W.C
- Four Bedrooms with Master En-Suite
- Modern Family Size Bathroom
- Tastefully Decorated Throughout - Turnkey Condition
- Front & Rear Landscaped Gardens
- Driveway Parking for Several Vehicles & Single Integral Garage

## Property Summary

A stunning, significantly extended four-bedroom detached family home, beautifully presented throughout and occupying a much sought after position on the ever-popular Brookbridge Close in Walton-le-Dale. Built by the highly regarded Jones Homes in 2018 and still benefiting from the remainder of the NHBC warranty, this exceptional property combines contemporary style with outstanding family living space, centred around a truly impressive open-plan kitchen, dining and family room that is rarely found at this price point.

Brookbridge Close is a quiet and highly desirable residential development, perfectly positioned just off Duddle Lane. Renowned for its family-friendly setting, the property falls within the catchment area of a number of highly regarded schools and offers excellent access to Preston City Centre, the motorway network, local amenities and public transport links, making it ideal for commuters and growing families alike. Internally, this outstanding home has been meticulously maintained by the current owners and is presented in true show home condition. Finished in a tasteful palette of neutral décor throughout, the property is ready for immediate occupation, allowing the next owners to simply move in and enjoy from day one.

The beautifully appointed accommodation briefly comprises a welcoming entrance hallway, elegant living room, downstairs cloaks/W.C. and a practical laundry room. Undoubtedly the centrepiece of this exceptional home is the stunning extended open-plan kitchen, dining and family room. Thoughtfully designed with modern family living in mind, this magnificent space effortlessly combines cooking, dining and relaxation, creating the perfect environment for both everyday living and entertaining. Flooded with natural light and enjoying direct access to the rear garden, it truly is the heart of the home.

To the first floor, the generous principal bedroom benefits from fitted wardrobes and stylish en-suite facilities, whilst three further well-proportioned bedrooms are served by a contemporary family bathroom, providing ample space for growing families.

Externally, the property enjoys a generous driveway providing off-road parking for up to four vehicles, leading to the integral garage. Beautifully landscaped gardens to both the front and rear offer attractive outdoor spaces, with the private rear garden providing an ideal setting for al fresco dining, entertaining and family enjoyment.

Beautifully presented throughout and offering exceptional family living in a highly desirable location, internal viewing is essential to fully appreciate the quality, space and lifestyle this superb home has to offer.

### Entrance Hallway

6'2" X 16'1" (1.87 X 4.89)

Entrance via a modern composite front door with glazed side panels. Carpeted spindle balustrade staircase leads to all first floor accommodation. LVT herringbone effect flooring. Radiator. Two ceiling light fittings. coving to ceiling. Doors leading off to all ground floor accommodation.

### Lounge

10'12" X 20'8" (3.35 X 6.29)

UPVC double glazed Bay window to the front elevation. Features a modern inset living flame gas fire with modern hearth and surround. Ceiling light fitting. Real wood flooring. Radiator. Coving to ceiling. TV aerial socket.

### Downstairs Cloaks W.C

2'11" X 5'3" (0.89 X 1.60)

Features a modern two piece suite in white comprising of a low flush W.C and corner wall mounted wash hand basin with mixer tap and tiled splashback. Radiator. LVT herringbone flooring. Pendant light fitting. Extractor fan.

### Open Plan Kitchen Family Living

26'5" X 21'1" (8.04 X 6.43)

Undoubtedly the heart of the home, this spectacular open-plan kitchen, dining and family living space has been thoughtfully designed to provide the perfect setting for modern family life and entertaining. Flooded with natural light from three large roof lantern skylights and an impressive expanse of aluminium bi-fold doors overlooking the rear garden, the

room offers a bright, airy and welcoming atmosphere throughout.

The beautifully appointed kitchen is fitted with an extensive range of timeless shaker-style wall and base units, complemented by generous quartz work surfaces and matching upstands. A substantial central island provides additional preparation space and doubles as an informal breakfast bar, comfortably seating four people, making it an ideal place for casual dining or socialising while cooking. Integrated appliances and ample storage ensure the kitchen is as practical as it is stylish.

The dining area easily accommodates a large family-sized table, creating the perfect space for everyday meals or hosting larger gatherings. Beyond this, the spacious living area offers plenty of room for oversized furniture, with the seamless connection to the garden creating an exceptional indoor-outdoor lifestyle during the warmer months.

Finished with quality herringbone flooring, recessed LED spotlights and contemporary pendant lighting, the room combines elegant design with everyday functionality. The impressive bi-fold doors open directly onto the Indian stone patio, extending the entertaining space outdoors and providing delightful views across the landscaped rear garden. This truly exceptional room is certain to become the focal point of family life.

### Laundry Room

4'11" X 5'3" (1.49 X 1.59)

UPVC double glazed door to the side elevation. Features a range of eye and base level units with contrasting work surfaces over. Space and plumbed for a washing machine and tumble dryer. Radiator. Ceiling light fitting. Extractor fan.

### First Floor Landing

9'11" X 3'10" (3.02 X 1.17)

Doors leading off to all first floor accommodation. Carpeted. Ceiling light fitting. Radiator. Coving to ceiling.

### Master Bedroom

11'3" X 15'1" (3.43 X 4.60)

UPVC double glazed window to the front elevation. Features fitted robe storage. Wall panelling. Pendant light fitting and wall lights. Carpeted. TV aerial socket. Radiator. Coving to ceiling. Door leading through to:-

### En-Suite

5'11" X 5'4" (1.81 X 1.62)

UPVC double glazed obscured window to the front elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within a modern vanity unit with cupboard storage and a step in shower with mixer shower. Fully tiled elevations. Vanity mirror. Tiled flooring. Inset spotlights to ceiling. Shaver socket. Ceiling extractor fan.

### Bedroom Two

8'8" X 13'7" (2.63 X 4.14)

UPVC double glazed window to the front elevation. Features fitted robe storage with display shelving, Wall panelling. Radiator. Pendant light fitting. Carpeted.





### Bedroom Three

8'8" X 12'6" (2.63 X 3.81)

UPVC double glazed window to the rear elevation. Radiator. Pendant light fitting. Carpeted. Coving to ceiling. Access to the loft.

### Bedroom Four

8'6" X 10'4" (2.59 X 3.16)

UPVC double glazed window to the rear elevation. Features fitted robe and drawer storage. Radiator. Pendant light fitting. Wood effect laminate flooring.

### Family Bathroom

6'8" X 8'3" (2.02 X 2.51)

UPVC double glazed obscured window to the rear elevation. Features a modern four piece suites in white comprising of a low flush WC, pedestal wash hand basin with mixer tap, step in shower cubicle with rainfall and handheld fittings and panelled bath with mixer tap and handheld shower attachment. Chrome towel ladder radiator. Wall mounted vanity unit. Fully tiled elevations. Inset spotlights to ceiling. Tiled flooring.

### Garage

8'3" X 15'2" (2.52 X 4.63)

The integral garage is currently utilised as a home gym and storage. Fitted storage cupboard. Up and over style electric door.

### External

The front of the property offers generous off-road parking for up to four vehicles, with a driveway leading to the integral garage. A well-maintained lawn is complemented by mature, well-stocked borders featuring a variety of established plants, shrubs and bushes, creating an attractive first impression.

The fully enclosed rear garden enjoys a high degree of privacy, with perimeter fencing and secure side access gates. Designed for both relaxation and entertaining, it features Indian stone paved patio areas, a generous lawn and beautifully established raised flower beds filled with an abundance of mature plants and shrubs, providing colour and interest throughout the seasons.

### 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.

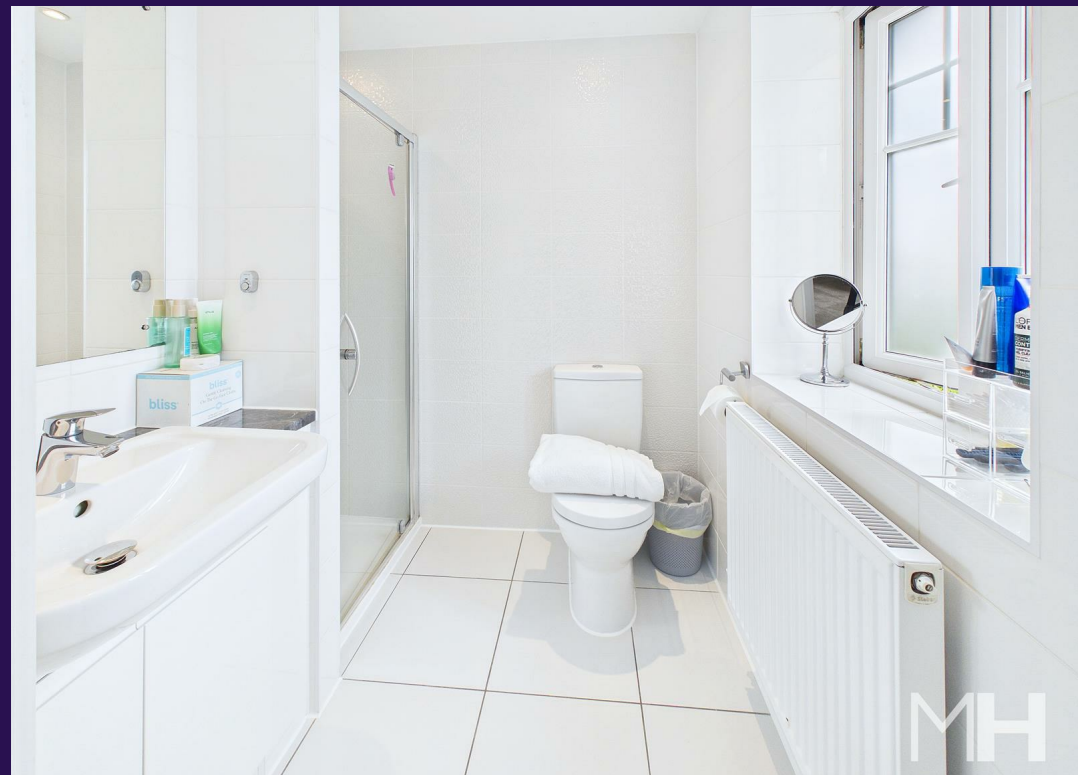
#### NOTICE:

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.







## Additional Information

**Local Authority –**

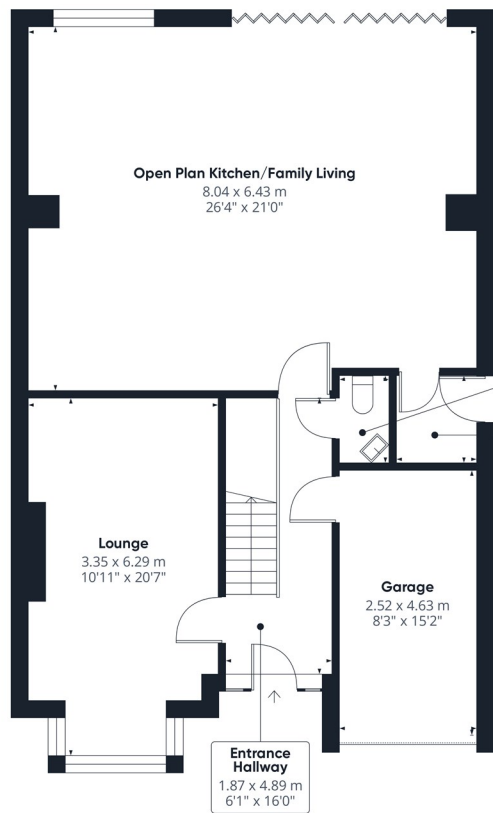
**Council Tax – Band E**

**Viewings – By Appointment Only**

**Tenure – Freehold**



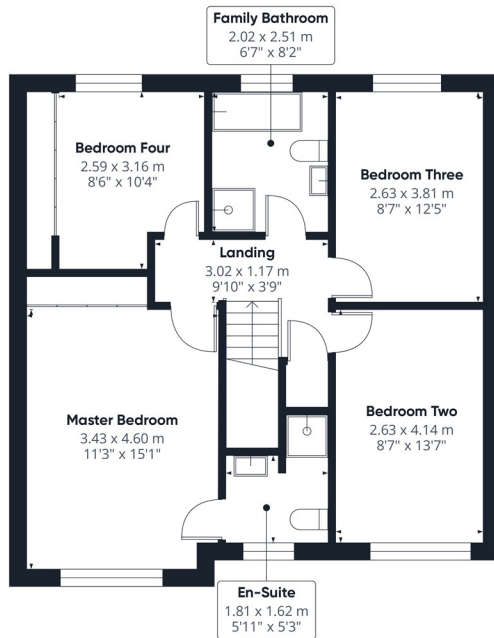
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Cloaks W.C.  
0.89 x 1.60 m  
2'11" x 5'2"

Laundry Room  
1.49 x 1.59 m  
4'10" x 5'2"

Ground Floor



First Floor

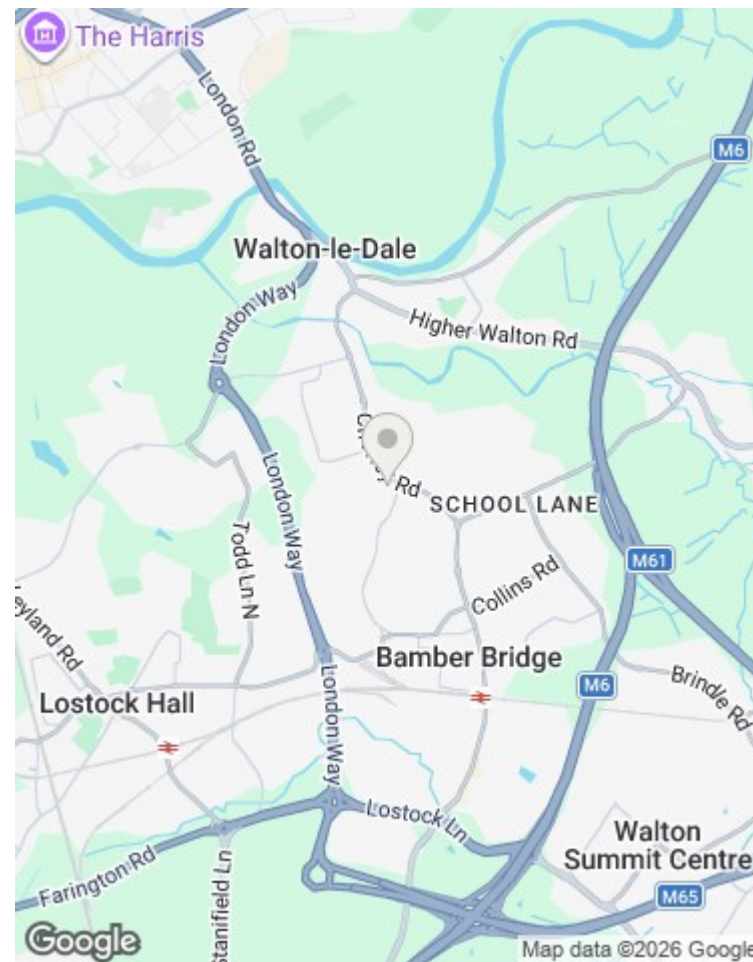


Approximate total area<sup>(1)</sup>  
157 m<sup>2</sup>  
1690 ft<sup>2</sup>

(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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	