



29 ARKHOLME DRIVE
LONGTON, PRESTON, PR4 5DE

£550,000



Property Summary

Occupying an attractive position within the highly sought-after village of Longton, Lancashire, this beautifully presented and thoughtfully extended four-bedroom detached family home offers an exceptional combination of spacious accommodation, contemporary styling and versatile living arrangements. Having been significantly enhanced and adapted to meet the demands of modern family life, this impressive property provides an abundance of space for both everyday living and entertaining. A particular highlight is the substantial rear extension, which has transformed the heart of the home into a stunning open-plan kitchen, dining and family living space, whilst the former double garage has been cleverly converted into a fantastic games room, offering further flexibility for a growing family.

Longton is a highly desirable village, renowned for its welcoming community atmosphere and excellent range of local amenities, including independent shops, cafés, restaurants and highly regarded schools. The location is particularly appealing to families and commuters alike, with convenient access to Preston city centre, Southport and the wider motorway network, including the M6 and M65, alongside regular public transport links to surrounding towns and villages.

Internally, the accommodation is both spacious and thoughtfully arranged, commencing with a welcoming entrance hallway incorporating a dedicated study area, ideal for those working from home. A generously proportioned living room provides a comfortable space in which to relax, whilst the magnificent extended open-plan kitchen, dining and family living area undoubtedly forms the heart of this wonderful home, perfectly designed for modern family life and social gatherings. Completing the ground floor accommodation is a practical separate laundry room, a convenient downstairs W.C. and the impressive games room, offering a superb additional reception space with a multitude of potential uses.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, providing excellent accommodation for families of all sizes. The principal bedroom enjoys the added luxury of its own en-suite shower room, whilst the remaining bedrooms are served by a stylish and contemporary family bathroom. Externally, the property enjoys an equally impressive setting. To the front, a generous sweeping driveway provides ample off-road parking for several vehicles with established landscaped borders, creating excellent kerb appeal. To the rear, the substantial south-west-facing garden is a particularly outstanding feature, having been thoughtfully landscaped to provide a wonderful outdoor environment for the whole family to enjoy. Offering excellent space for outdoor entertaining, al fresco dining and relaxation, the garden provides the perfect extension of the property's exceptional living accommodation.

Combining generous proportions, versatile accommodation and a highly desirable village location, this outstanding family home offers a fantastic opportunity for those seeking space, comfort and contemporary living. Early viewing is strongly recommended to fully appreciate the quality, size and lifestyle on offer.

Entrance Hallway & Study Area

5'5" x 8'10" (1.66m x 2.70m)

Entrance via a Composite front door with feature glass panel detail and UPVC double glazed window to the side with obscured glass. UPVC double glazed window to side elevation and Velux roof lights. Inset spotlights to ceiling and wall light. Two modern column style radiators. Tiled flooring. Oak door with feature glass panels leading through to inner hallway.

Inner Hallway

5'5" x 8'10" (1.66m x 2.70m)

Oak doors leading to all ground floor accommodation. Carpeted stairs leading to all first floor accommodation. LVT wood effect flooring. Decorative coving to ceiling. Modern column style radiator. Pendant light fitting.

Living Room

12'8" x 14'8" (3.86m x 4.48m)

UPVC double glazed window to front elevation. Decorative coving to ceiling. Two modern column style radiators. Ceiling light fitting. Carpeted.

Open Plan Kitchen Dining Family Living

15'1" x 28'3" (4.61m x 8.60m)

Aluminium bi-fold doors opening onto the rear garden, complemented by overhead roof glazing that floods the space with natural light. An impressive open-plan kitchen, dining and living area forms the heart of the home, offering a generous and beautifully connected space for both relaxed family living and entertaining. Inset spotlights to ceiling. Pendant light fitting. LVT wood effect flooring. Modern column style radiator. Log burner. Built in storage cupboards. Decorative coving to ceiling.

Kitchen

12'1" x 12'2" (3.68m x 3.72m)

UPVC double glazed window to side elevation. UPVC double glazed door with obscured glass panel leading

onto the rear garden. The kitchen features a range of modern eye and base level units in a high gloss finish with contrasting work surfaces and part tiled elevations. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Feature under cabinet lighting. Integrated appliances including electric fan assisted double oven, five ring gas hob and modern stainless steel chimney style extractor over. Space for an American style fridge/freezer and dishwasher. A stylish built-in breakfast bar with seating for two provides a practical and sociable space for casual dining. Two modern column style radiators. LVT wood effect flooring. Ceiling light fitting. Decorative coving to ceiling.

Laundry Room

5'4" x 6'9" (1.63m x 2.05m)

Space and plumbed for two washing machines. LVT wood effect flooring. Ceiling light fitting. Modern column style radiator. Decorative coving to ceiling.

Downstairs Cloaks W.C

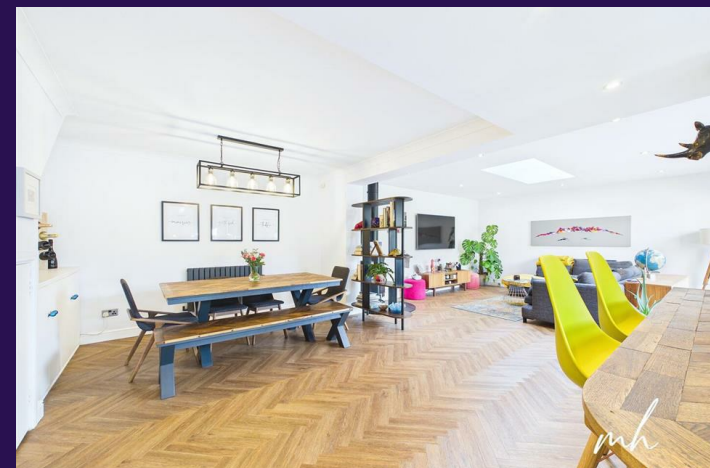
2'7" x 6'2" (0.80m x 1.87m)

UPVC double glazed window with obscured glass to side elevation. Features a modern two piece suite comprising of a low flush W.C and wash hand basin with mixer tap set within a vanity unit with cupboard storage. Part tiled elevations. LVT wood effect flooring. Part tiled elevations. Modern column style radiator. Ceiling light fitting. Vanity mirror. Extractor fan.

Games Room

16'4" x 16'3" (4.99m x 4.96m)

UPVC double glazed French doors leading onto the rear garden. LVT wood effect flooring. Ceiling light fittings and wall lights. Modern column style radiators. Access to ceiling void space.





First Floor Landing

17'9" x 6'5" (5.41m x 1.96m)
UPVC double glazed window to side elevation.
Carpeted. Pendant light fittings. Decorative coving to ceiling. Radiator. Access to loft. Oak doors leading to all first floor accommodation.

Principal Bedroom

10'8" x 14'9" (3.24m x 4.50m)
UPVC double glazed window to front elevation. Built-in robe storage. Decorative coving to ceiling. Pendant light fitting. Carpeted. Radiator. Oak door leading through to en-suite shower room.

En-Suite

5'10" x 6'6" (1.78m x 1.97m)
UPVC double glazed obscured glass window to front elevation. Features a modern three piece suite comprising of a low flush W.C, wash hand basin with mixer tap set within a vanity unit with drawer storage. Corner step in shower cubicle with thermostatic controlled shower with handheld fitment. Fully tiled elevations. Tiled flooring. Ceiling light fitting. Radiator. Extractor fan.

Bedroom Two

9'4" x 10'1" (2.84m x 3.07m)
UPVC double glazed window to front elevation. Decorative coving to ceiling. Ceiling light fitting. Carpeted. Radiator.

Bedroom Three

7'7" x 8'10" (2.31m x 2.70m)
UPVC double glazed window to rear elevation. Decorative coving to ceiling. Ceiling light fitting. Carpeted. Radiator.

Bedroom Four

11'6" x 6'11" (3.51m x 2.12m)
UPVC double glazed window to rear elevation. Decorative coving to ceiling. Ceiling light fitting. Carpeted. Radiator.

Family Bathroom

7'7" x 5'8" (2.30m x 1.73m)
UPVC double glazed obscured window to rear elevation. Features a three piece suite comprising of a low flush WC, pedestal wash hand basin with mixer tap and bath with thermostatic controlled shower over with handheld fitment and glazed shower screen. Wall mounted vanity mirror with storage. Fully tiled elevations. Tiled flooring. Ceiling light fitting. Radiator. Extractor fan.

Front External

The property enjoys an attractive and imposing frontage, set back from the road and approached via a generous sweeping tarmac driveway providing ample off-road parking for multiple vehicles edged by a well stocked and established planted border containing mature plants, shrubs and trees, creating a particularly attractive setting with an excellent degree of kerb appeal.

The property itself boasts an appealing red-brick façade with contrasting architectural detailing, complemented by a pitched tiled roof and a welcoming recessed entrance. To the side stands the substantial former double garage, which has been cleverly converted to provide a versatile games room, whilst retaining the original garage-style doors as a decorative feature to preserve the property's traditional external appearance. The combination of generous driveway parking, established landscaping and attractive frontage creates an impressive first impression of this wonderful family home

Rear Garden

A beautifully maintained south-west-facing rear garden, featuring a generous paved patio area extending from the family living space, creating the perfect setting for outdoor dining and entertaining while enjoying the afternoon and evening sunshine. The patio leads onto a well-kept lawn, bordered by mature hedging and modern timber fencing to



provide a sense of privacy. Further benefits include useful outdoor storage, making this an attractive and versatile space for relaxation and family enjoyment.

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.

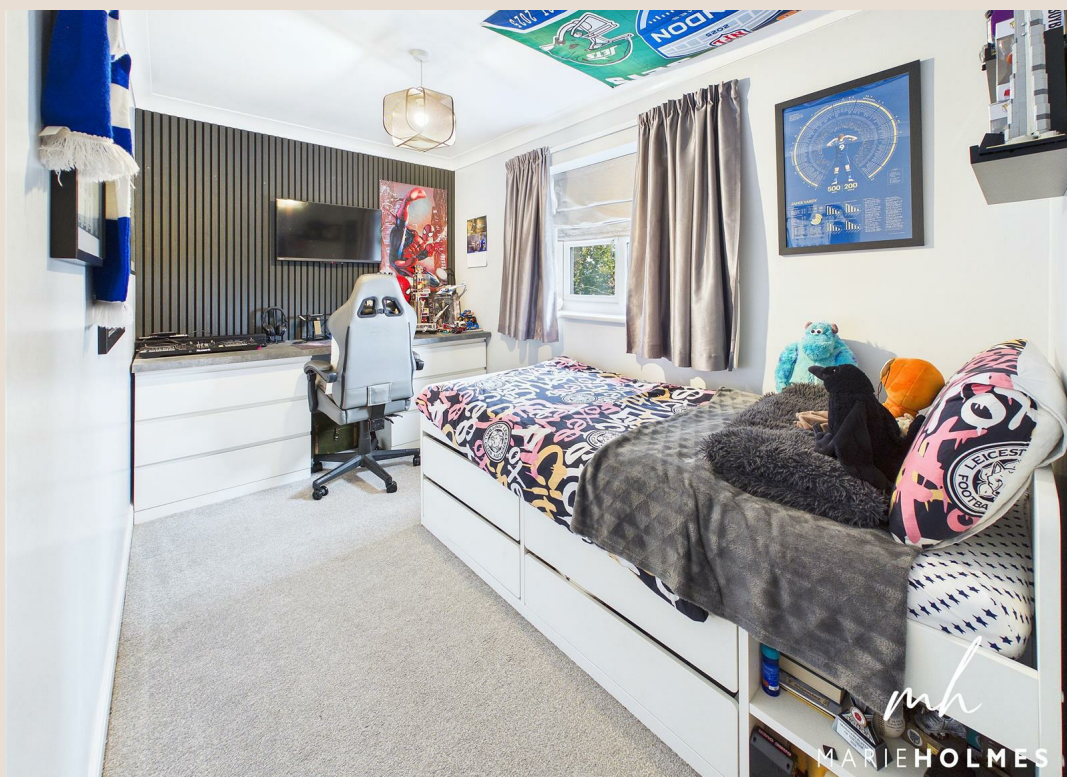
THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.









Additional Information

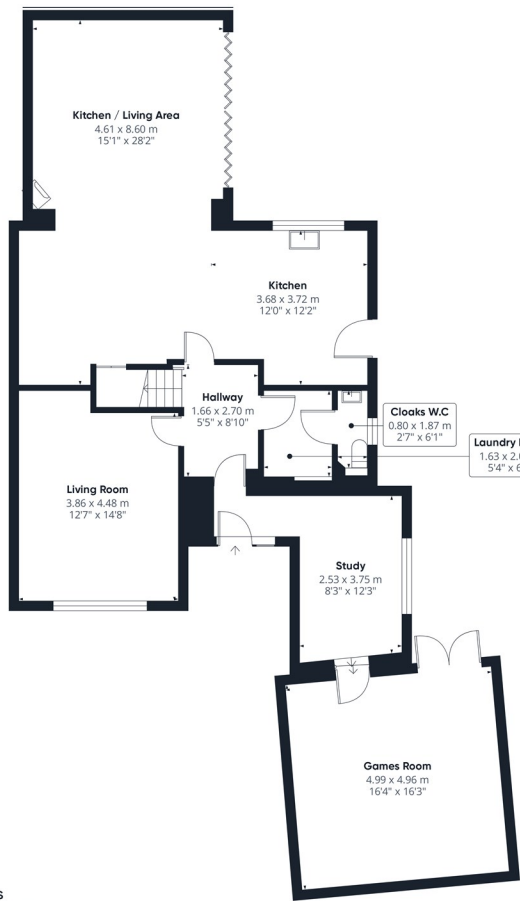
Local Authority – South Ribble Council

Council Tax – Band E

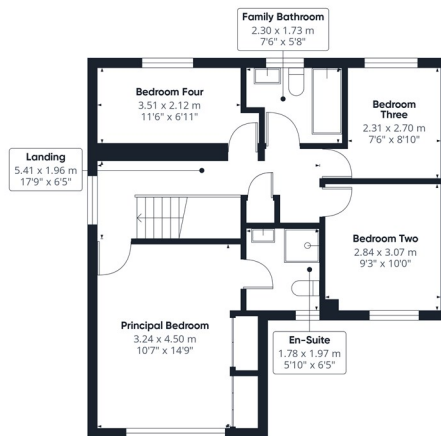
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor

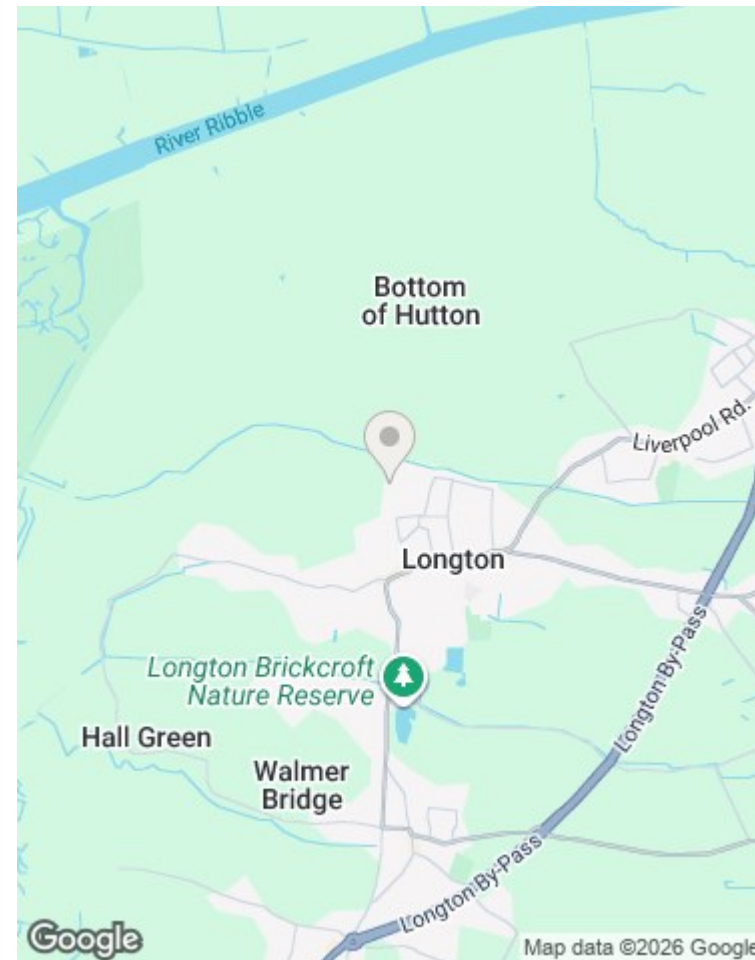


Approximate total area^m
173.5 m²
1869 ft²

(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.

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		
(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		