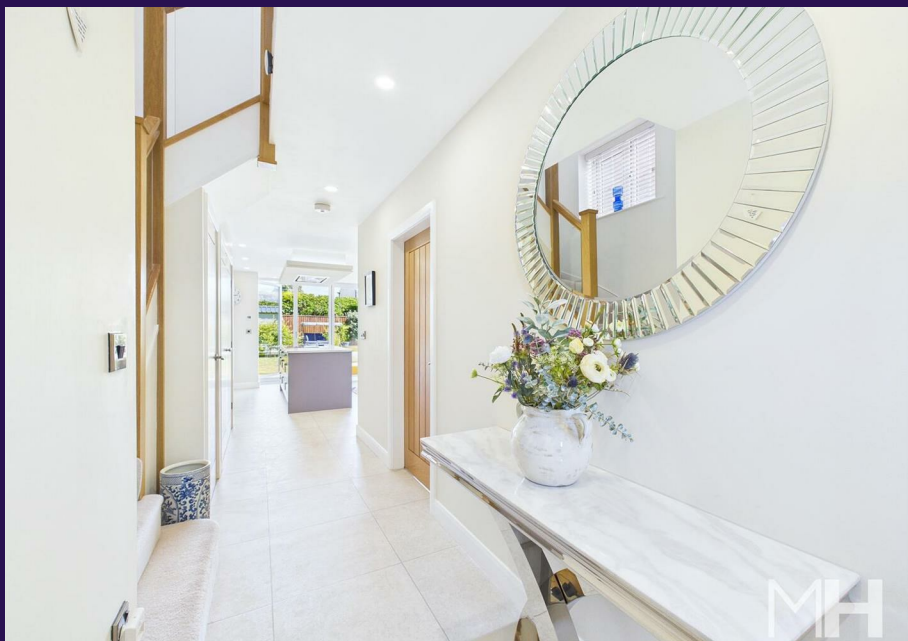




4 RIVER VIEW COURT

LONGTON, PRESTON, PR4 5DN

£485,000



Key Features

- Splendid Four Bedroom Detached Family Home
- Close to the Village Centre & All it's Amenities
- Quiet Cul De Sac Position
- Stunning Open Plan Modern Dining Kitchen
- Four Well Appointed Bedrooms with Principal En-Suite
- Modern Family Bathroom
- Enclosed & Established Rear Garden
- Solar Panels & Underfloor Heating
- Electric Car Charger
- Presented to a Show Home Standard - Viewing Highly Recommended

Property Summary

Marie Holmes Estate Agents are delighted to present this beautifully presented four-bedroom detached family home, occupying a generous end plot within a quiet cul-de-sac, just off Marsh Lane in the highly sought-after village of Longton. Offering stylish, contemporary accommodation throughout, this superb property is perfectly suited to modern family living.

Longton is renowned for its welcoming community, excellent schools, independent shops, cafés, supermarkets and local parks. The village also enjoys superb transport links, with easy access to Preston and Leyland railway stations, regular bus services and the M6 and M65 motorway networks.

The accommodation begins with a welcoming entrance hall leading to a spacious bay-fronted lounge, filled with natural light. To the rear is the impressive open-plan kitchen, dining and family room, beautifully fitted with contemporary units, integrated appliances and a central island, creating the perfect hub for everyday life and entertaining. Bi-folding doors open onto the rear garden, while a versatile dining/snug area, downstairs WC and concealed utility complete the ground floor.

To the first floor are four well-proportioned bedrooms, three of which are doubles. The principal bedroom benefits from a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom with shower over the bath.

Externally, the property occupies an enviable plot with a generous driveway providing off-road parking for up to five vehicles, leading to a detached single garage. The beautifully landscaped rear garden enjoys a high degree of privacy and features a paved patio, well-maintained lawn, attractive planted borders and a further seating area, creating an ideal space for relaxing and outdoor entertaining.

Combining spacious accommodation, high-quality finishes and an excellent village location, this exceptional family home is ready to move straight into. Early viewing is highly recommended.

Entrance Hallway

4'4" x 15'12" (1.31m x 4.87m)

Entrance via a modern chartwell green composite front door with feature glazed panel. A bright and welcoming entrance hall, featuring sleek tiled flooring that runs through to the rest of the ground floor. A carpeted staircase with a wooden and glass balustrade ascends to the first floor. Inset spotlights to ceiling. Understairs storage. Doors leading off to all ground floor accommodation.

Downstairs Cloaks W.C

3'1" x 7'9" (0.95m x 2.35m)

UPVC double glazed window to the side elevation. A stylish downstairs cloakroom with contemporary chartwell green subway tiling halfway up the walls, complemented by white walls and tiled floor. Features a modern two piece suite in white comprising of a low flush W.C and sleek vanity unit with a basin beneath an oval mirror. Inset spotlights to ceiling.

Living Room

11' x 18'6" (3.36m x 5.63m)

UPVC double glazed window to the front elevation. This comfortably sized living room offers a calm and relaxing space, carpeted throughout with neutral tones that enhance the bright atmosphere. TV aerial socket. Inset spotlights to ceiling and pendant light fitting.

Kitchen / Dining Room

19'3" x 17'3" (5.88m x 5.26m)

Aluminium bi fold doors expand across the rear elevation of the room, allowing for plenty of natural light to flood the room. Fitted with a range of modern eye and base level Shaker style units with central island unit and complimentary Quartz worksurfaces and upstand over. Inset one and a half bowl sink with mixer tap. Tiled splashback. Feature under cabinet lighting. Integrated NEFF appliances include electric fan assisted oven, microwave oven, induction hob

with drop ceiling extractor over, dishwasher and 70/30 fridge freezer. Space for a large dining table and chairs. TV aerial socket. Tiled flooring throughout. Inset spotlights to ceiling. A cleverly concealed utility space housing the washer and dryer completes the ground floor.

First Floor Landing

2'11" x 13'11" (0.90m x 4.24m)

The first-floor landing is bright and airy with a carpeted floor and a wooden and glass balustrade overlooking the staircase. UPVC double glazed window to the side elevation. It provides access to the bedrooms and bathrooms and access to the loft via a ceiling hatch. Pendant light fitting and inset spotlights to ceiling.

Principal Bedroom

11'3" x 15' (3.42m x 4.58m)

UPVC double glazed window to the front elevation. A full-length mirrored wardrobe provides ample storage and reflects the light, adding to the airy feel of the room. Carpeted. Double panel radiator. Pendant light fitting.

En-Suite

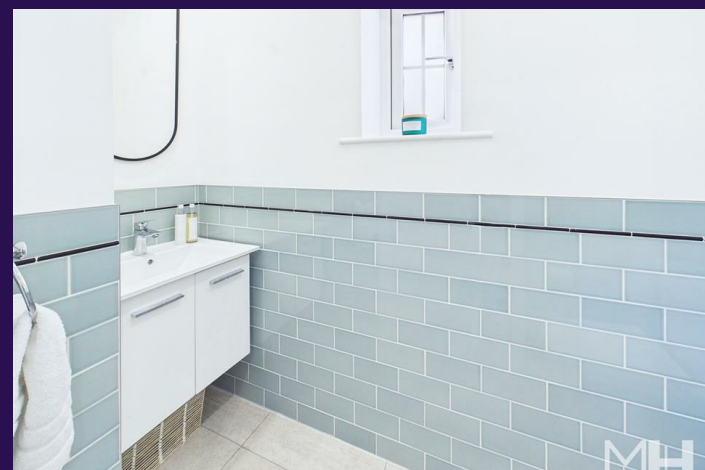
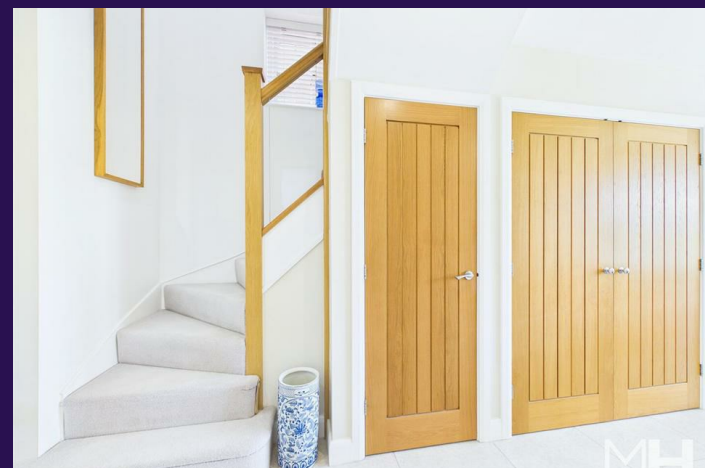
7'11" x 4'11" (2.41m x 1.50m)

UPVC double glazed obscured window to the side elevation. This modern ensuite shower room is fully tiled with a marble effect halfway up the walls and features a walk-in glass shower cubicle, a white vanity unit with basin, and a low flush W.C. Wall mounted LED vanity mirror. Inset spotlights to ceiling. Chrome towel ladder radiator. Extractor fan.

Bedroom Two

8'4" x 12'8" (2.54m x 3.86m)

UPVC double glazed window to the rear elevation. Carpeted in a soft neutral shade. Double panel radiator. Pendant light fitting.





Bedroom Three

10'7" x 8'8" (3.23m x 2.64m)

UPVC double glazed window to the rear elevation. Carpeted flooring in a light neutral tone. Double panel radiator. Pendant light fitting.

Bedroom Four

7'9" x 7'9" (2.35m x 2.37m)

UPVC double glazed window to the front elevation. Carpeted flooring in a light neutral shade. Double panel radiator. Pendant light fitting.

Family Bathroom

5'6" x 7'4" (1.67m x 2.23m)

UPVC double glazed obscured window to the side elevation. A modern and fresh family bathroom featuring white and light grey tiling with a subway tile pattern on the walls and large floor tiles. The bathroom includes a white vanity unit with basin, a low flush W.C and a panelled bath with a glass shower screen and a rainfall shower head. Chrome towel ladder radiator. Inset spotlights to ceiling. Extractor fan.

Front Exterior

The front exterior of the property is striking with a combination of red brick and light-coloured render, complemented by a pale blue front door. The driveway offers substantial off-road parking space leading to a detached single garage measuring 6.01m x 3.02m with a pitched roof. A small, neat lawn and a low hedge border the boundary, enhancing the kerb appeal of the home. The property benefits from an Electric Vehicle Charger point.

Rear Garden

A beautifully maintained rear garden featuring a paved patio area ideal for outdoor dining and relaxing. The garden is mainly laid to lawn with well-kept borders filled with a variety of plants and shrubs. A garden shed and a shaded seating area with a swing seat provide practical storage and comfortable

outdoor living options. The garden is enclosed by hedging and fencing, offering privacy and a peaceful atmosphere.

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



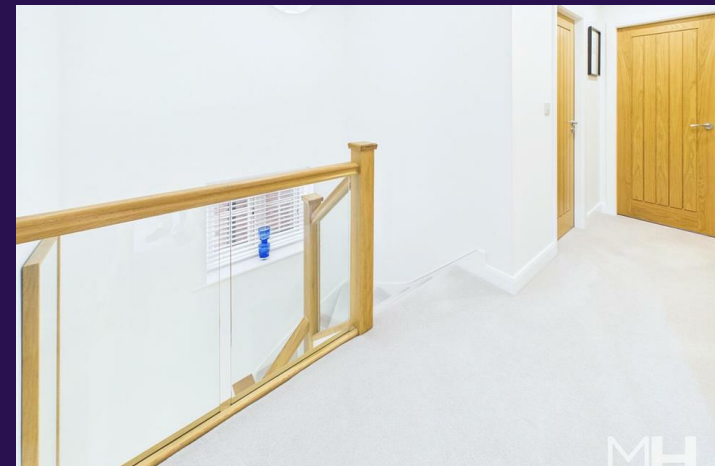
your advisors.

NOTICE:

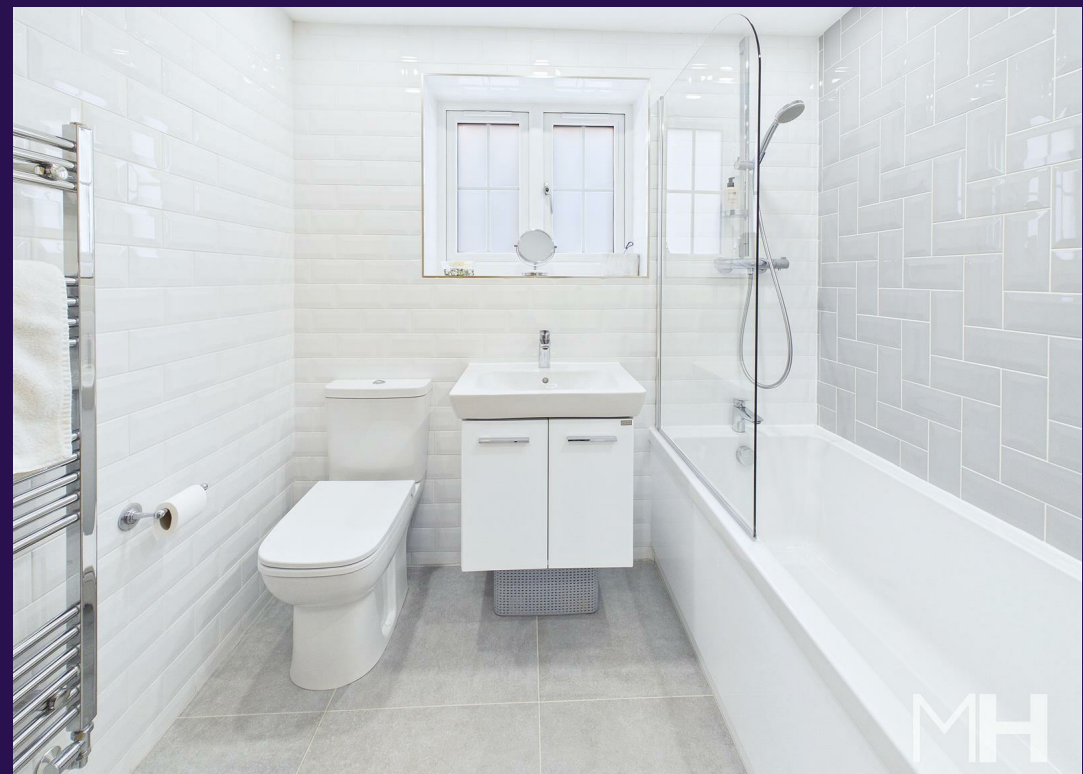
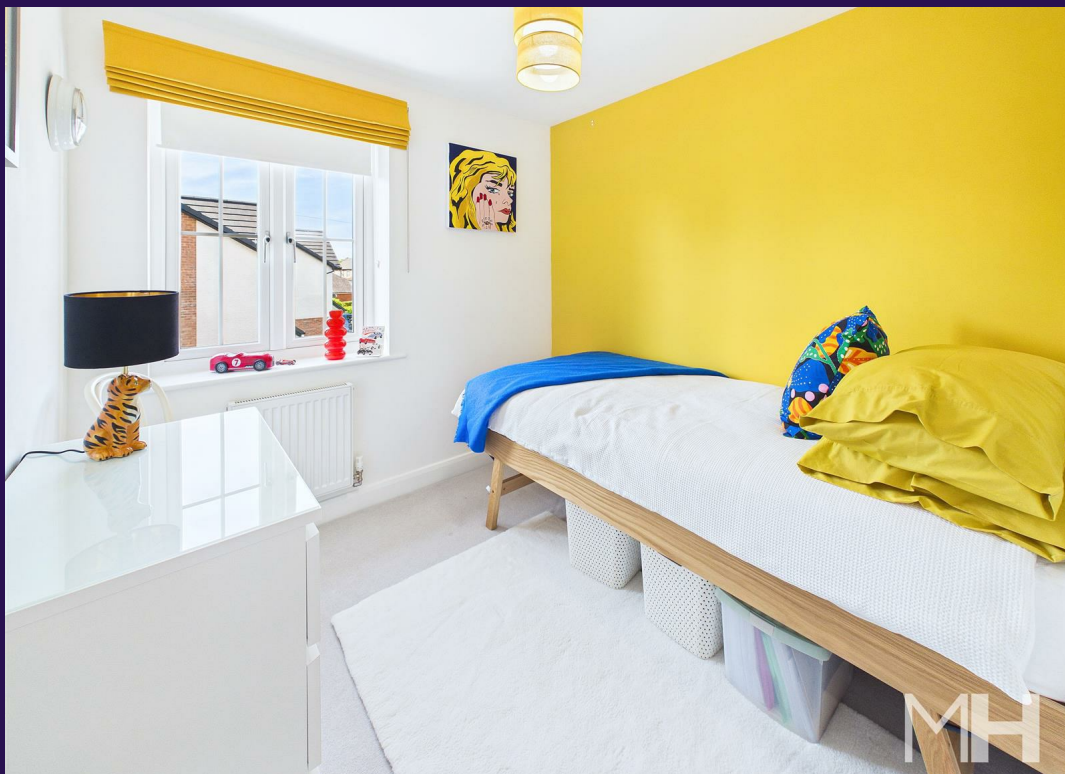
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

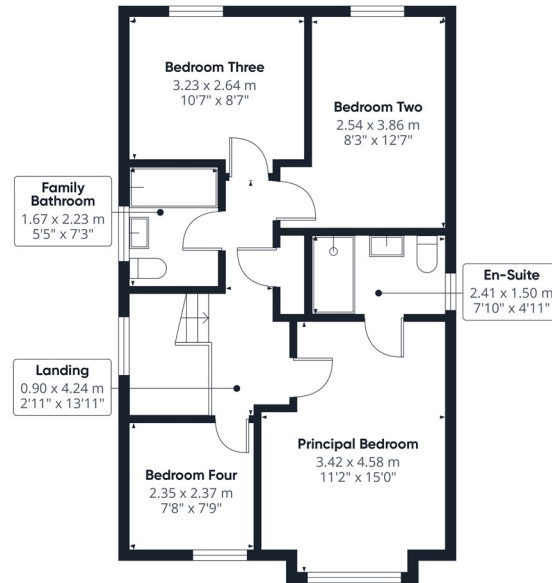
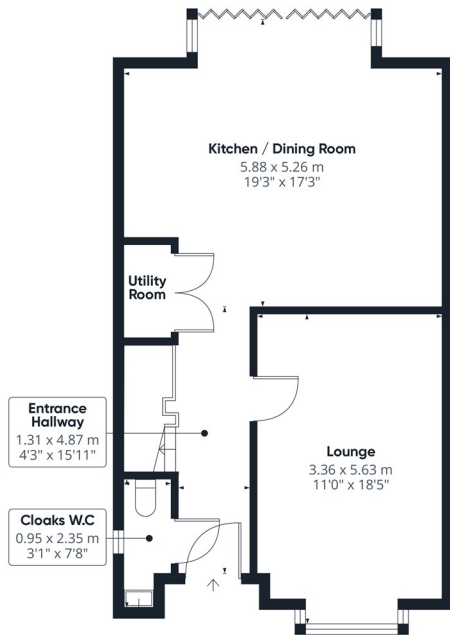
Local Authority – South Ribble Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold



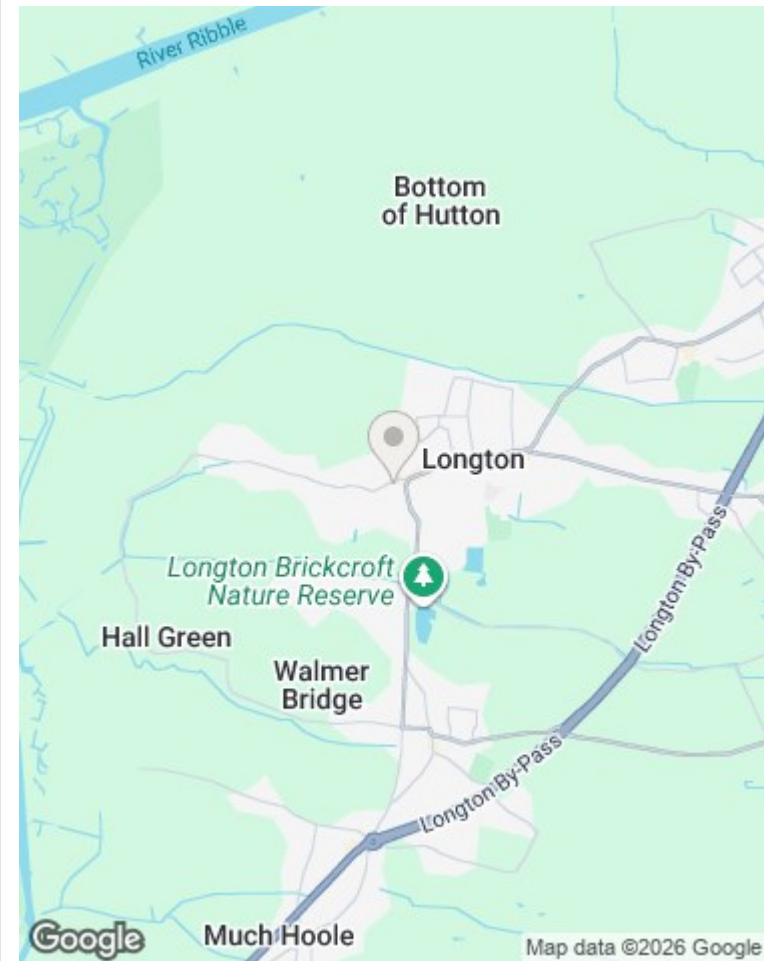


Approximate total area^m
110.7 m²
1193 ft²

(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	89	90
(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