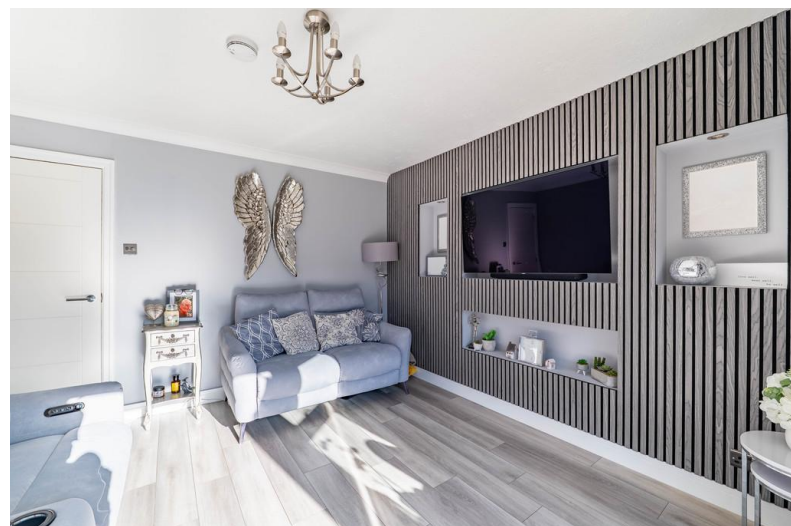


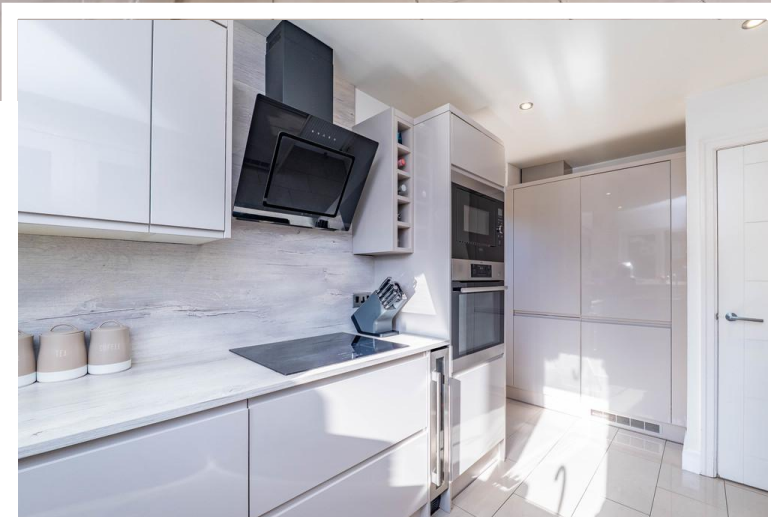


Hunters Lodge
Walton Le Dale

- **Well Presented 4/5 Bedroom Home**
- **Quiet Cul De Sac**
- **2 Reception Rooms**
- **Modern Fitted Kitchen**

For Sale £330,000
EPC Rating 'C'





Property Description

- * Well Presented 4-Bedroom Home
- * Quiet Cul De Sac Location
- * Excellent Location

To the ground floor, you enter the property into a bright and welcoming open-plan dining area that creates a sociable space for everyday living and entertaining. To the rear of the home is a spacious living room, beautifully finished with a contemporary media wall and French doors that open directly onto the garden, allowing plenty of natural light to flow through the room and creating a seamless connection between indoor and outdoor living.

Also located at the rear of the property is the modern fitted kitchen, complete with sleek grey gloss wall and base units complemented by a contrasting work surface. The kitchen is fully equipped with integrated appliances, including a full-size fridge and a separate full-size freezer, offering both style and practicality for modern family life.



Originally built with an integral garage, the space has been thoughtfully converted to provide a versatile additional reception room which could easily be used as a ground floor bedroom, home office, or family room. This room also benefits from its own ensuite bathroom, making it ideal for guests or multi-generational living.



To the first floor, the property offers four well-proportioned bedrooms. The primary bedroom benefits from fitted wardrobes and its own ensuite shower room. There are two further spacious double bedrooms, along with a generously sized single bedroom that could also serve well as a nursery or home office. A modern family bathroom completes the first-floor accommodation.

Externally, the property offers a double driveway to the front, providing ample off-road parking. To the rear, there is a beautifully landscaped garden designed with low maintenance in mind, featuring Indian stone flagging and artificial turf-creating an attractive outdoor space that can be enjoyed throughout the year.



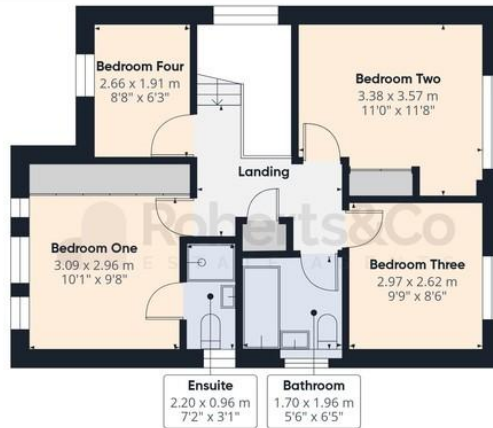
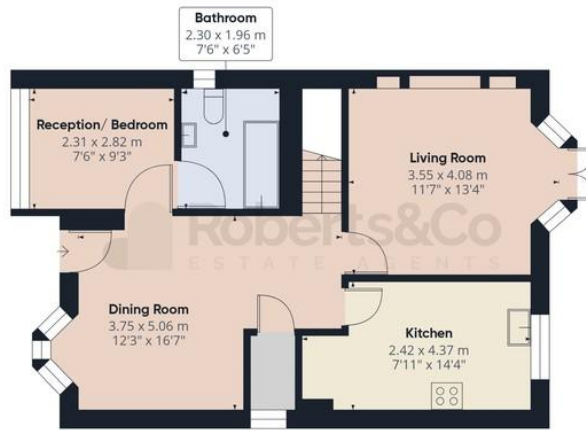
The property is also just a short drive from the popular Capitol Centre retail and leisure complex, which features a modern cinema, a variety of restaurants and cafés, and a range of large, well-known retail stores-perfect for shopping, dining, and entertainment.

LOCAL INFORMATION WALTON LE DALE is a large village in the borough of South Ribble, in Lancashire. It lies on the south bank of the River Ribble, opposite the city of Preston. Catering for all buyers, it boasts reputable schools, transport links and motorway networks for those who want amenities with the Capitol Center retail park right on your doorstep. The Walton-le-Dale loop provides scenic walking along the Old Tram Road and River Darwen whilst the Guild Wheel and Brockholes Nature Reserve are just a short distance away.









Approximate total area⁽¹⁾
103.3 m²
1112 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		