



Hampshire Road
PR5 4NJ

- **Modern Detached Family Home**
- **Situated on a Quiet Cul De Sac**
- **4 Bedrooms**
- **Stunning Dining Kitchen**

£370,000
EPC Rating 'D'





Roberts&Co
ESTATE AGENTS



Roberts&Co
ESTATE AGENTS

Property Description

PROPERTY DESCRIPTION

Located on Hampshire Road, this modern detached home boasts a fabulous layout, just perfect for family life.

You'll find four bedrooms, one of which is ensuite, and a lovely outlook onto the green, with countryside walks on tap. Emanating style and sophistication, it offers both space and all the comforts you could need. It's a well-kept, desirable neighbourhood and the quiet, cul de sac location is ideal for children of any age. Reassuringly modern, this immaculate home is ready to move straight into.

Park a couple of cars with ease on the driveway.

There's an integral garage as well. There's access to the rear garden too, invaluable for garden parties or simply convenience.

Once inside the spacious entrance hall, the calming, mellow colour palette that flows throughout doesn't fail to soothe the senses. You get a feeling you can truly relax here, and there's a downstairs cloakroom.

To the front, the living room is light and bright and offers a wonderful haven for reading and quiet time. By



Roberts&Co
ESTATE AGENTS

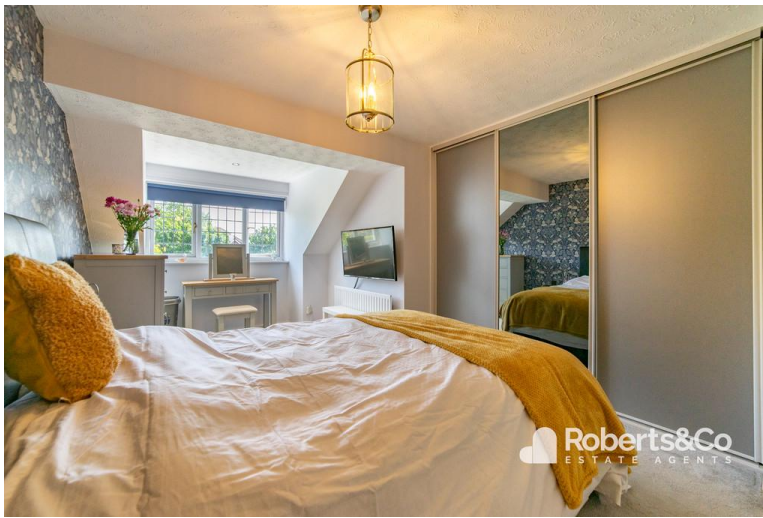


evening, it transforms into an altogether more grown-up space where you can kick back and indulge in your favourite movie.

We love the open plan dining kitchen with views over the garden. Cabinets are contemporary with contrasting worktops and appliances are integrated, naturally. It's such a versatile space and really comes into its own on summer evenings with the doors wide open onto the patio.

Upstairs, the bedrooms are all good-sized. The main bedroom even has its own dressing area, and ensuite. As well as a family bathroom.

Outside, the garden is safe and enclosed.



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.

ENTRANCE HALL

* Composite front door * Carpet flooring * Ceiling light
* Central heating radiator * Smart lighting *



LIVING ROOM

15' 8" x 11' 9" (4.78m x 3.58m) * UPVC double glazed leaded bay window * Carpet flooring * Ceiling and wall lights * Central heating radiator * Gas fire * Bi fold doors through to dining kitchen * TV point *

DINING KITCHEN

16' 0" x 24' 5" (4.88m x 7.44m) * 3 UPVC double glazed windows * UPVC sliding doors opening onto garden * Ceiling spot lights * Tiled flooring * Range of wall and base units with complementary work tops * Under floor heating * Integrated double oven grill combi * Integrated dishwasher * Integrated induction hob * Integrated fridge freezer * Space and plumbing for washing machine * Breakfast bar with built in shelving * Understairs utility cupboard with shelving *



DOWNSTAIRS WC

* UPVC double glazed frosted window * Ceiling light * Vinyl flooring * Heated towel radiator * WC * Wash hand basin vanity unit *

LANDING

* Ceiling light * Carpet flooring * Loft access * Smart lighting *



BEDROOM ONE

17' 10" x 9' 7" (5.44m x 2.92m) * UPVC double glazed window * Carpet flooring * Ceiling light and ceiling spot lights * Central heating radiator * Fitted wardrobes with sliding doors and additional over-stairs storage * Ensuite *

ENSUITE

* UPVC double glazed frosted window * Vinyl flooring * Ceiling spot lights * Heated towel radiator * WC * Walk in shower cubicle * Wash hand basin vanity unit *



BEDROOM TWO

12' 3" x 11' 11" (3.73m x 3.63m) * UPVC double glazed leaded window * Carpet flooring * Ceiling light * Central heating radiator * Range of built in bedroom furniture *

BEDROOM THREE

10' 7" x 8' 7" (3.23m x 2.62m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating radiator * Fitted wardrobes with sliding doors *

BEDROOM FOUR

9' 2" x 7' 8" (2.79m x 2.34m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating radiator *



FAMILY BATHROOM

5' 6" x 7' 6" (1.68m x 2.29m) * UPVC double glazed frosted window * Vinyl flooring * Ceiling spot lights * Heated towel radiator * WC * Bath with hand held shower over * Wash hand basin vanity unit *

OUTSIDE

* Dusk to dawn lighting at front above living room window and above garage * Sensor security lighting to side and back of house * Driveway * Front garden mainly laid to lawn with mature shrub borders * Gated access to rear * Patio areas, laid to lawn with shrubs and bushes * Raised bed and work/storage area to side of the house * Outdoor water tap *



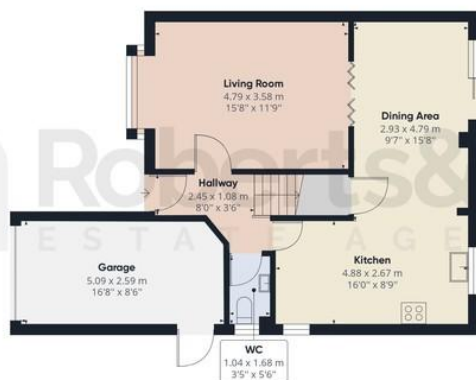
GARAGE

16' 8" x 8' 6" (5.08m x 2.59m) * Up and over door to front * Power and electric *

We are informed this property is Council Tax Band E
For further information please check the Government Website

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





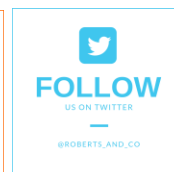
Ground Floor

Approximate total area⁽¹⁾
127.59 m²
1373.33 ft²

Reduced headroom
1.17 m²
12.59 ft²



(1) Excluding balconies and terraces



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

rightmove

Zoopla
zoopla.co.uk

onTheMarket.com

Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>

50 Watkin Lane
Lostock Hall
Preston
Lancashire
PR5 5RD

www.roberts-estates.co.uk
lostockhall@roberts-estates.co.uk
01772 977 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.