



Gregson Lane, Houghton
PR5 0LD

- Exquisite 4 Bedroom Family Home
- Sought After Location
- Open Plan Family Dining Kitchen
- 2 Reception Rooms

£650,000
EPC Rating 'D'





Property Description

Experience the pinnacle of modern living with this exquisite 4-bedroom home, expertly crafted to cater to the needs of today's discerning family.

Located in the serene neighbourhood of Hoghton, Gregson Lane, this home strikes the perfect balance between generous space and thoughtful storage, making it an ideal retreat for both relaxation and entertaining.

At the heart of this remarkable home lies the immaculate kitchen, a true fusion of cutting-edge technology and elegant design. Outfitted with state-of-the-art appliances, this space is as functional as it is stylish. Key features include a built-in dishwasher, a sleek induction hob, and a dedicated wine fridge, each selected to meet the highest culinary standards with impeccable precision.





The kitchen is thoughtfully designed with ample cupboard space and generous drawers, providing plenty of room to keep everything organized and within easy reach. A standout feature is the freestanding island, which comfortably seats four, making it an ideal spot for casual breakfasts, family meals, and culinary creativity.

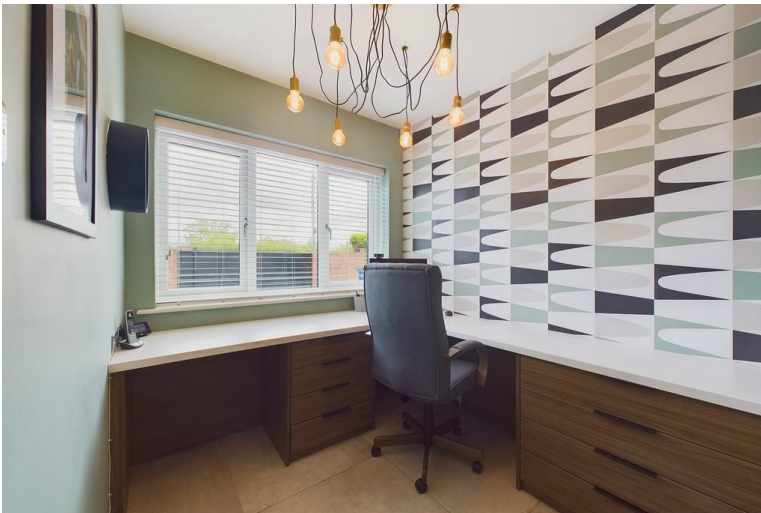
The expansive bi-fold doors flood the kitchen with natural light, creating a bright and inviting atmosphere. These doors also provide a seamless transition to the picturesque garden, enhancing the indoor-outdoor living experience. There's also plenty of space for a dining table and chairs, perfect for gathering the family together for meals.



Adjoining the kitchen is a welcoming family room, featuring a stylish media wall. This space is perfect for movie nights, casual entertaining, or simply unwinding with loved ones, making it a versatile and inviting extension of the kitchen.

The living room, located at the front of the home, exudes comfort and warmth with its plush carpeting, elegant feature fireplace, and a cozy log-burning stove, creating a perfect sanctuary for relaxation.

In addition to the living spaces, there's a well-appointed study with built-in furniture, ideal for working from home, and a convenient downstairs WC.



The staircase, with its striking wood and glass balustrade, leads to a landing filled with natural light from a large window. Upstairs, you'll find four bedrooms, including three spacious doubles and a generously sized single, currently used as a dressing room.

The family bathroom is a sanctuary of modern design, featuring luxurious fixtures such as a walk-in shower cubicle, a freestanding bath, and a sleek wall-mounted vanity sink unit, offering a spa-like experience.



Outside, the front of the property provides ample parking, framed by well-maintained hedges, and secured by electric gates. A garage and a side gate provide additional access to the rear of the house.

The back garden is a true oasis, meticulously designed with distinct areas for every occasion. It features a lush lawn, elevated patio spaces. The garden room is a standout feature, designed with versatility and luxury in mind. Equipped with a stylish bar, it's the perfect setting for entertaining guests and enjoying the best of outdoor living. Whether hosting a summer gathering or simply relaxing with a drink in



hand, this space adds a touch of elegance and fun to any occasion.

In addition to its role as an entertainment hub, the garden room is highly adaptable. It could easily serve as a tranquil home office, offering a peaceful environment away from the main house, or be transformed into a private gym, providing a convenient and inspiring space for workouts. With the added convenience of a WC, this garden retreat enhances both the functionality and charm of the property, making it a truly exceptional space that can be tailored to suit your lifestyle.

LOCAL INFORMATION

HOGHTON is a small village in the borough of Chorley, Lancashire. Situated midway between Preston and Blackburn. An excellent area for local schools, shops and amenities and is well positioned for access to the M65, M6 and M61.



PORCH

HALLWAY

LIVING ROOM

19' 8" x 11' 11" (5.99m x 3.63m)

KITCHEN

14' 5" x 34' 6" (4.39m x 10.52m)

SITTING ROOM

11' 1" x 20' 5" (3.38m x 6.22m)

STUDY

9' 8" x 7' 2" (2.95m x 2.18m)

DOWNSTAIRS WC

LANDING

BEDROOM ONE

13' 5" x 10' (4.09m x 3.05m)

BEDROOM TWO

10' 3" x 11' 8" (3.12m x 3.56m)

BEDROOM THREE

9' 3" x 11' 9" (2.82m x 3.58m)

BEDROOM FOUR

5' 9" x 9' 10" (1.75m x 3m)

BATHROOM

6' 5" x 10' 9" (1.96m x 3.28m)

OUTSIDE

GARAGE

23' 9" x 9' 1" (7.24m x 2.77m)

GARDEN ROOM

18' 8" x 15' (5.69m x 4.57m)



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



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

217.71 m²
2343.41 ft²

Reduced headroom

0.71 m²
7.64 ft²

(1) Excluding balconies and terraces

Reduced headroom

