



Hunters Lodge, Walton-Le-Dale, Preston

Offers Over £299,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated four-bedroom detached home, positioned within a quiet cul-de-sac in the highly desirable area of Walton-Le-Dale. Finished to an exceptional standard throughout, this spacious property offers versatile accommodation perfectly suited to families and couples, with the added benefit of wheelchair accessibility and a thoughtfully converted garage providing additional living space. The home enjoys a convenient location close to Bamber Bridge Centre and Preston City Centre, offering a wealth of shops, supermarkets, restaurants, leisure facilities and highly regarded schools. Excellent transport links are readily available, with Preston Railway Station providing direct rail services to major destinations, whilst the nearby M6 and M61 motorways offer easy access across the North West and beyond.

Stepping inside, you are welcomed into a bright and spacious dining room, enhanced by a charming bay window overlooking the front aspect. This inviting space flows effortlessly into a versatile study, ideal for those working from home or requiring a quiet retreat. Off the study is a modern, fully tiled three-piece bathroom, created as part of the garage conversion and adding excellent practicality to the home. Continuing through, the generous lounge to of the property and features a stylish media wall alongside French doors opening directly onto the garden. The bespoke fitted kitchen has been designed with both style and functionality in mind, boasting integrated appliances including an oven, microwave, fridge, freezer, washing machine and wine cooler, with convenient access to the rear garden.

To the first floor, the impressive master bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Two further double bedrooms provide excellent accommodation, with one also featuring fitted wardrobes, whilst the fourth bedroom offers flexibility as a child's room, nursery or home office. Completing the first floor is a modern three-piece family bathroom, beautifully finished with full-height tiling.

Externally, the property offers a driveway providing off-road parking for up to two vehicles. To the rear, the substantial private garden is enclosed by high fencing, creating a secure and secluded outdoor space. A paved patio, artificial lawn and a decking area with hot tub provide fantastic areas for relaxation and entertaining, whilst a wheelchair-accessible ramp leads directly to the lounge. Combining modern finishes, flexible living space and a sought-after location, this outstanding home is ready to move straight into and enjoy.

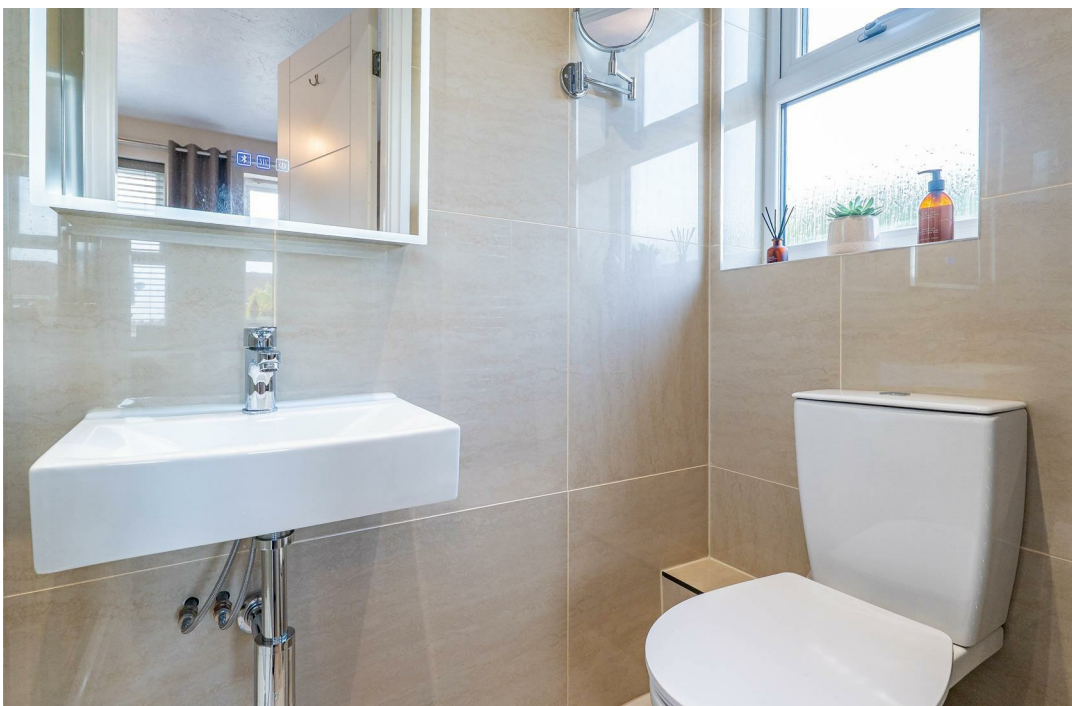


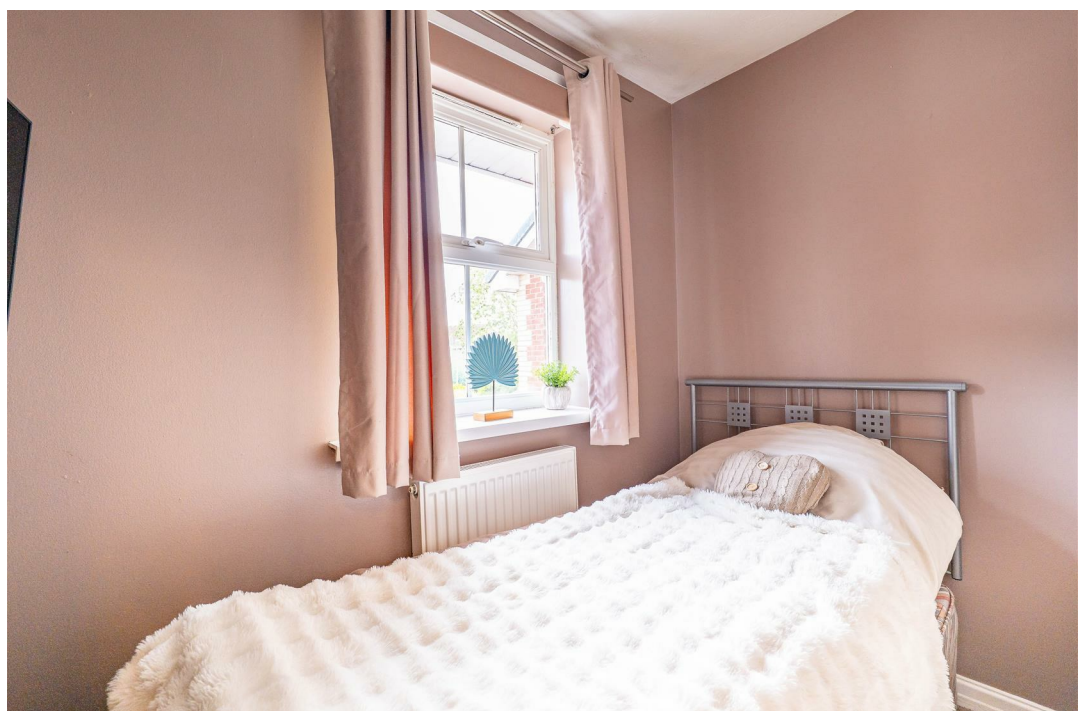












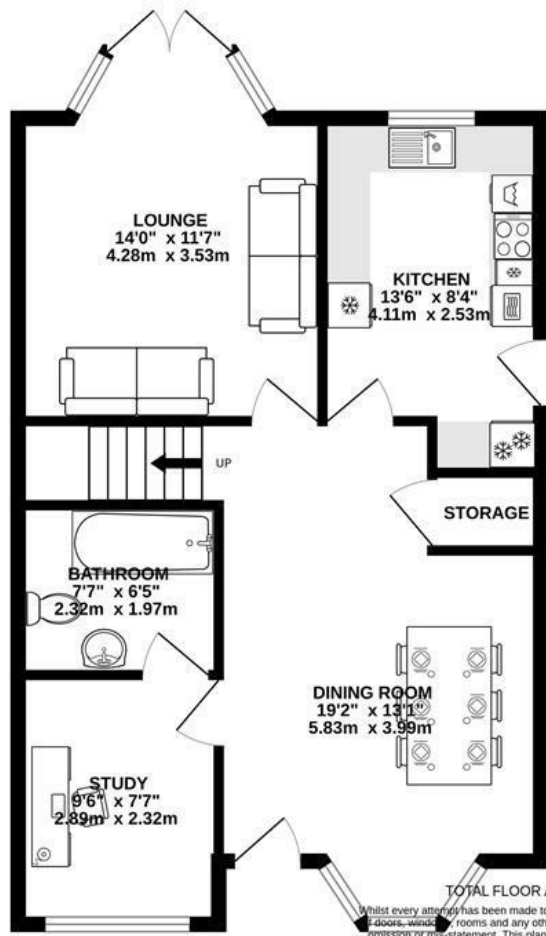




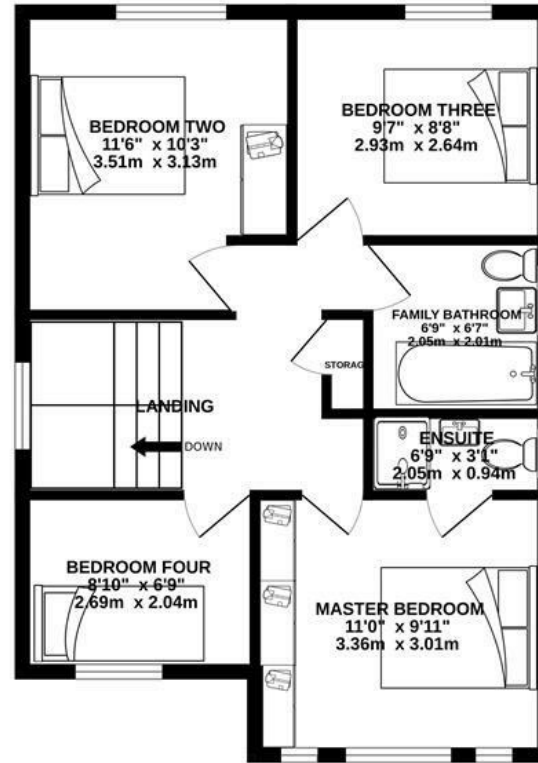


BEN ROSE

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.

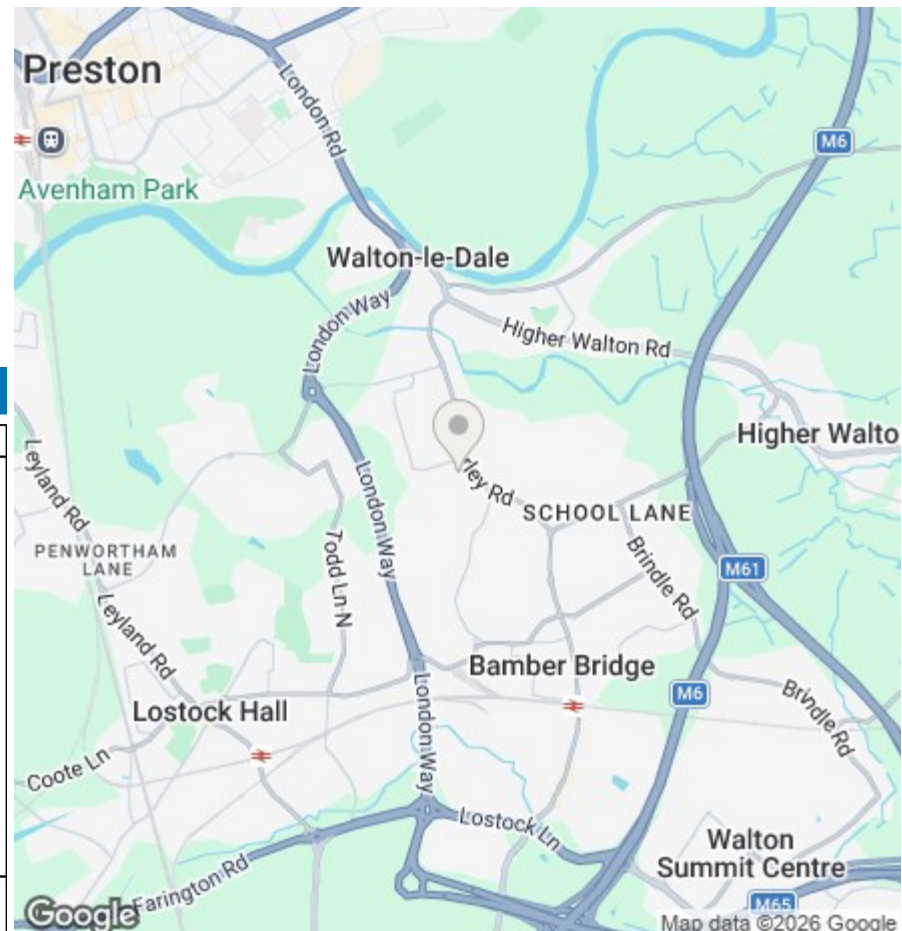


TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	