



Hampshire Road, Walton-Le-Dale, Preston

Offers Over £389,950

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom detached family home, situated on a popular residential estate in Walton-le-Dale, Preston. This ideal family property offers generous indoor and outdoor living space and is perfectly positioned for convenience, with excellent access to local amenities including shops, pubs, and highly regarded schools. The location also provides superb travel links to Preston and surrounding towns, making it an excellent choice for families and commuters alike.

Stepping into the property, you will find yourself in the welcoming entrance hallway, which provides access to most ground floor rooms, including a convenient WC, internal access to the garage, and the staircase leading to the upper level. Across the hallway, you will find the spacious lounge featuring a charming fireplace and double patio doors that open directly onto the rear garden. Continuing through, you'll discover the dining room, which offers ample space for a large family dining table and flows seamlessly into the bright and airy conservatory through contemporary bi-fold doors. The conservatory provides additional versatile living space with further patio doors opening onto the rear garden, creating an ideal spot for relaxation or entertaining. Completing the ground floor is the modern kitchen, offering excellent storage and equipped with an integrated double oven and hob along with additional space for freestanding appliances. A single door here leads out to the side of the property.

Upstairs, you will find four well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a stylish en-suite shower room. Additional storage can be found on the landing, and a modern three-piece family bathroom with an over-the-bath shower completes this level.

The home benefits from a recently installed Worcester Bosch smart boiler, offering full digital and online control via app and covered by a 10-year warranty for peace of mind. Additionally, there is ample storage space available in both the main loft and the garage loft, each partially boarded and accessible via convenient loft hatches.

Externally, the home features a private driveway to the front, providing off-road parking for multiple vehicles and leading to the attached double garage. The garage, equipped with power and lighting, can be accessed via an up-and-over door at the front, a rear door connecting to the garden, and internal access from the hallway.

To the rear, you'll find a beautiful south-west-facing garden, generously sized and featuring a paved patio, raised decking area, and spacious lawn—perfect for outdoor dining, entertaining, or relaxing in the sunshine.

Early viewing is highly recommended to avoid disappointment.



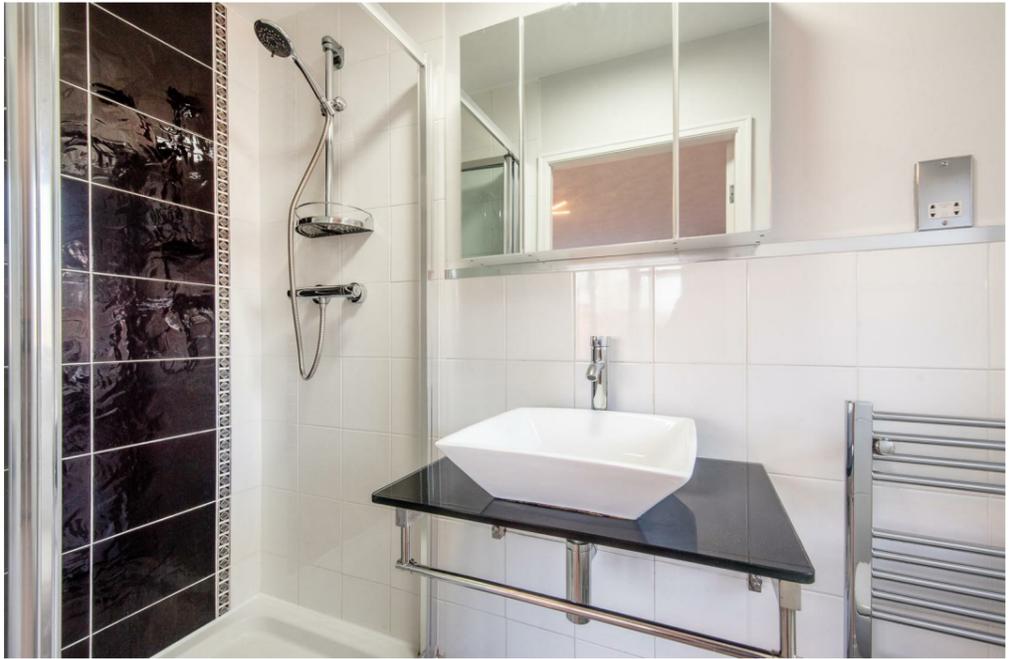










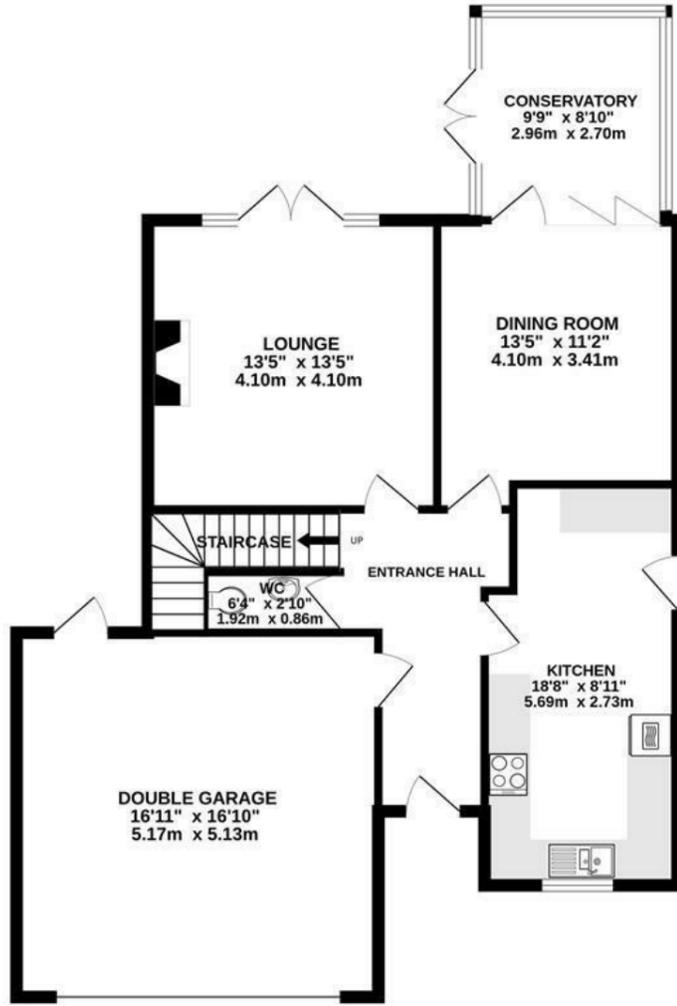




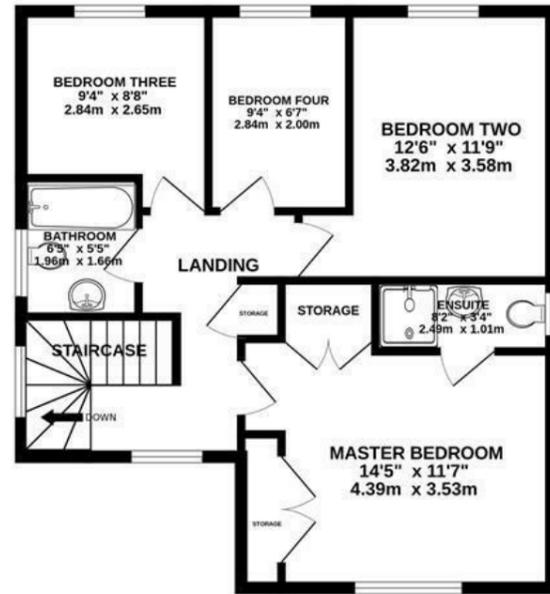




GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	81
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

