BEN ROSE



Rosebay Gardens, Higher Walton, Preston

Offers Over £385,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached family home, ideally positioned within the sought-after village of Higher Walton, Preston. Offering generous and versatile accommodation across two floors, the property provides four double bedrooms, three bath/shower rooms, stylish open-plan kitchen and dining accommodation, and a particularly impressive summer house which spans the width of the property. The home is ideally suited to modern family life, with a wealth of practical and entertaining space throughout, while the south-facing rear garden and solar panels provide further desirable features. Higher Walton offers a pleasant semi-rural setting whilst remaining conveniently placed for everyday amenities, with local shops, schools, pubs and leisure facilities available nearby. The surrounding areas of Walton-le-Dale and Bamber Bridge provide a wider range of amenities, whilst Preston city centre is also easily accessible. Excellent transport links provide convenient access to the M6 and M65 motorways, making this an excellent base for commuters travelling throughout Lancashire and beyond, with Preston railway station also providing regular services towards Manchester, Liverpool, Blackpool and other major destinations.

Entering the property, the welcoming entrance hall immediately sets the tone for the beautifully maintained accommodation and provides access to the lounge, kitchen and dining area, ground floor WC and stairs leading to the first floor. The spacious lounge offers a comfortable and contemporary setting for relaxing, with a striking media wall and integrated storage fitted along one wall, whilst the large front-facing bay window floods the room with natural light. Continuing through the property, you reach the impressive kitchen and dining space, which forms a wonderful focal point for the home. The room is exceptionally bright and spacious, with the modern kitchen offering a seven-ring Rangemaster cooker, ample worktop and storage space and a substantial central island complete with breakfast bar. There is still plenty of room for a family dining table, making this an ideal space for both everyday family meals and entertaining guests. A useful utility room is conveniently positioned to the side, providing additional practical space.

Heading upstairs, the first-floor landing provides access to all four bedrooms and the family bathroom. All four bedrooms are comfortable doubles, providing excellent flexibility for a growing family, guests or those requiring dedicated home-working space. The master bedroom benefits from its own private shower en-suite, creating a practical and comfortable retreat away from the main living areas, whilst the second bedroom also enjoys the benefit of a further shower en-suite. The remaining two bedrooms are served by the modern four-piece family bathroom, which is finished to a good standard and provides a well-appointed suite for the household. The loft is partially boarded and benefits from electricity, providing useful additional storage space.

Externally, the property is approached via a generous driveway capable of accommodating multiple vehicles and leading directly to the integral garage. To the rear is a beautifully landscaped, south-facing garden designed with low maintenance in mind, combining artificial lawn with paved areas that provide an excellent setting for outdoor furniture, entertaining and alfresco dining. However, what truly sets this property apart is the substantial summer house which spans the full width of the home. Currently arranged as an impressive bar and games room, the space benefits from multiple windows, built-in seating and its own WC, creating an incredibly versatile addition to the property. Whether retained as an entertainment suite, transformed into a home office, workshop, hobby room or potentially adapted for annex-style use subject to any necessary permissions, it offers an exceptional amount of additional space. Solar panels further enhance the home's appeal, adding an energy-conscious feature to an already impressive property. With its generous four-bedroom accommodation, three bath/shower rooms, impressive kitchen and dining space, south-facing garden and outstanding additional summer house, this is a superb family home offering a rare combination of versatility, entertaining space and modern living in a highly desirable Higher Walton setting.

















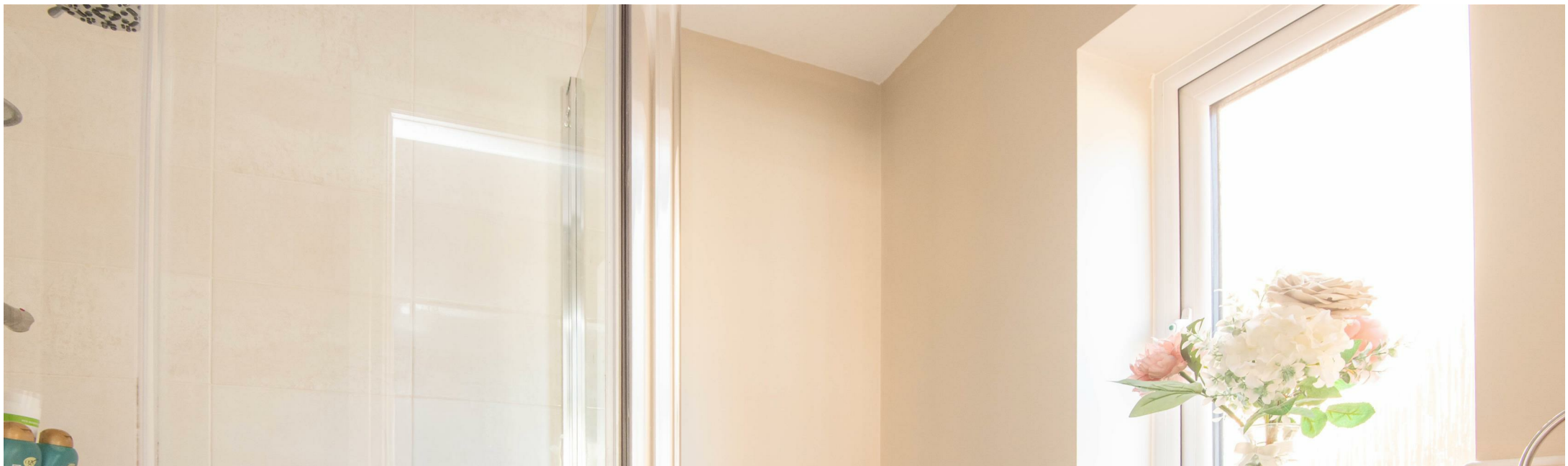









THERE ARE
SO MANY
BEAUTIFUL
REASONS TO
BE HAPPY

















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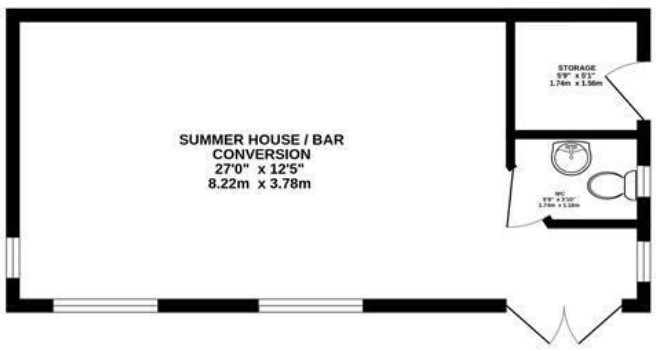


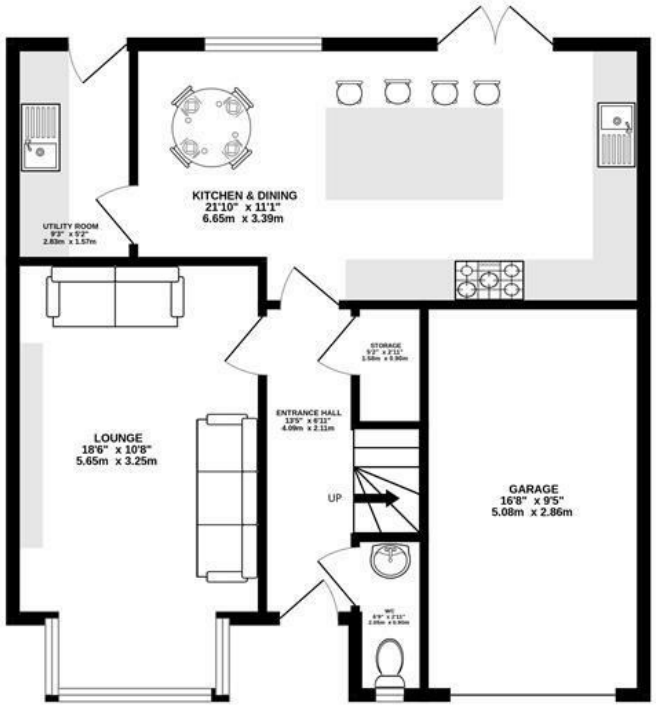
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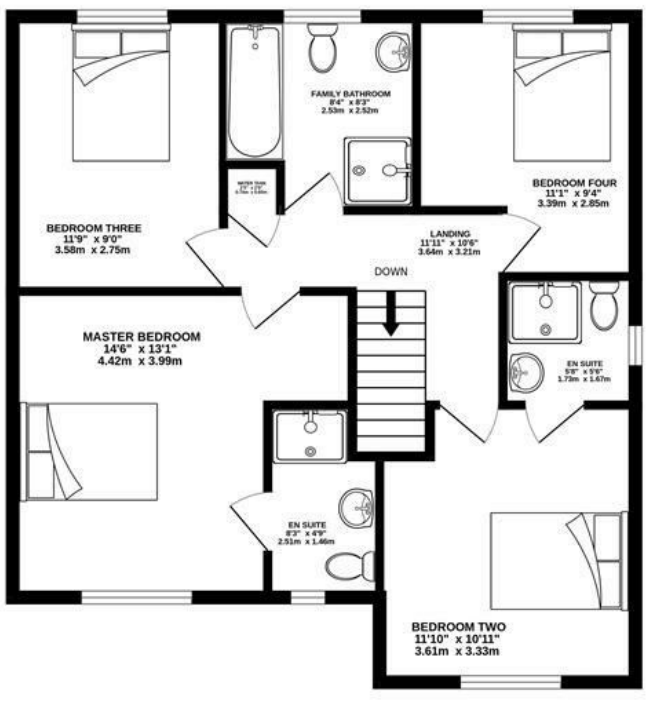
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GROUND FLOOR
1061 sq.ft. (98.5 sq.m.) approx.

1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.







TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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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