



Devonport Close, Walton-Le-Dale, Preston

Offers Over £365,000

Ben Rose Estate Agents are pleased to present to market this spacious and beautifully maintained four-bedroom detached family home, situated within a highly sought-after residential area of Walton-Le-Dale. Offering versatile living accommodation and contemporary open-plan spaces, this property is perfectly suited to families, couples and first-time buyers seeking a home ready to move straight into. The location benefits from excellent local amenities, with nearby shops, bars, restaurants, pubs and reputable schools all within easy reach. Bamber Bridge centre is also close by, whilst Preston and Chorley offer an even wider range of retail and leisure facilities. Commuters will appreciate the excellent transport links, including rail services to Preston and Blackburn, regular bus routes to Preston, Leyland and Chorley, and convenient access to the M6, M61 and M65 motorway networks.

Upon entering, you are welcomed by a bright entrance hall which sets the tone for the rest of the home. The converted garage now provides a versatile study, perfect for those working from home or seeking an additional reception room. The lounge offers a comfortable and inviting space to relax, while the heart of the home is undoubtedly the impressive open-plan kitchen and dining room. Featuring a stylish modern kitchen with a central island, Velux windows, and folding doors opening onto the garden, this space is ideal for entertaining and everyday family living. A useful utility room and convenient WC complete the ground floor accommodation.

To the first floor, the master bedroom benefits from a modern en-suite shower room. There are two further double bedrooms, providing ample space for family members or guests, alongside a fourth single bedroom that could also serve as a nursery or home office. Completing the first floor is a stylish family bathroom fitted with modern fixtures and fittings.

Externally, the property enjoys a lawned front garden and a substantial driveway providing off-road parking for up to six vehicles. To the rear is a large, enclosed garden featuring a generous lawn, mature planting, high fencing for privacy, a pergola and a paved seating area, creating an ideal space for outdoor enjoyment. Combining generous living space, modern features and a desirable location, this is a fantastic opportunity to acquire a superb family home.























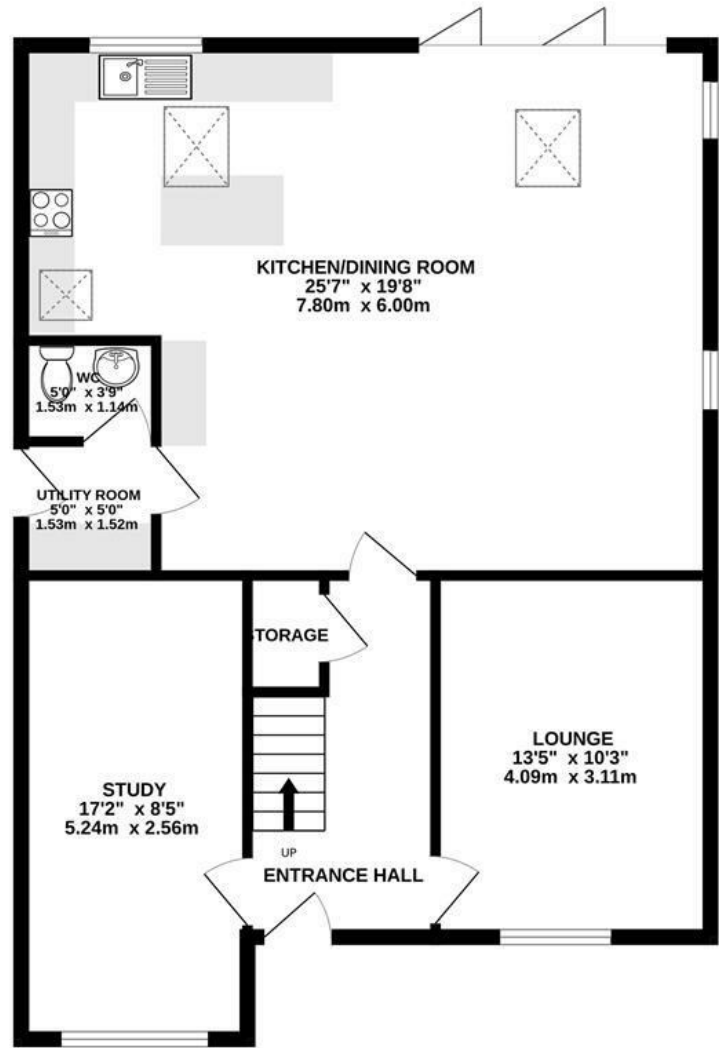




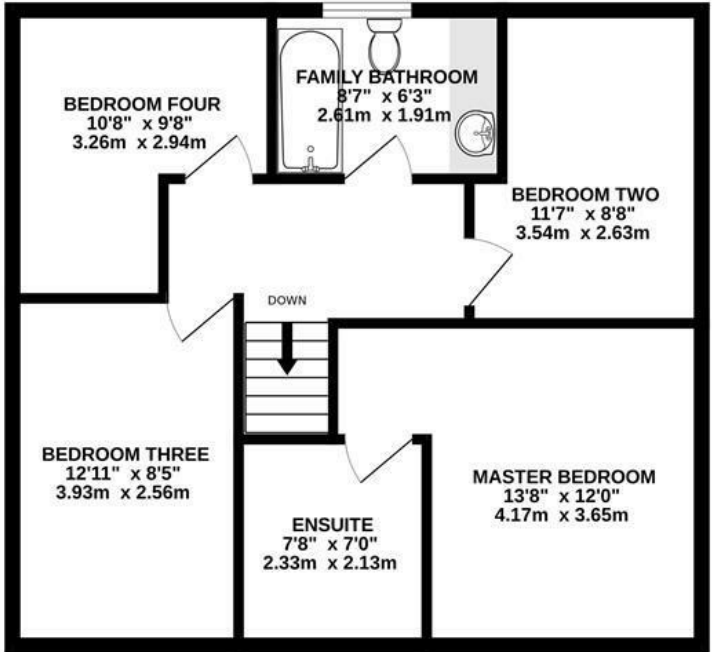


BEN ROSE

GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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

