



**Loxwood Close, Walton-Le-Dale, Preston**

**Offers Over £495,000**

Ben Rose Estate Agents are pleased to present to market this impressive four bedroom detached family home, ideally positioned on a quiet cul-de-sac in the highly sought-after area of Walton-Le-Dale, Lancashire. Set across three spacious floors and offering a fantastic open plan layout, this beautiful home provides versatile living spaces perfectly suited to modern family life. The property enjoys a peaceful residential setting whilst remaining within easy reach of a wealth of local amenities, well-regarded schools and scenic countryside walks. Excellent travel links are close by, including Bamber Bridge and Preston train stations, regular bus routes and convenient access to the M6, M61 and M65 motorways, making commuting to Preston, Manchester and surrounding towns effortless.

Upon entering the home, you are welcomed by a bright reception hall providing access to the majority of the ground floor. To the front sits a well-proportioned study featuring a bay window and separate access into the kitchen, ideal for those working from home. Adjacent is a versatile playroom, also benefitting from a bay window and offering flexibility as a snug, second sitting room or hobby space. Moving towards the rear of the property, you'll find the spacious main lounge, a superb space for relaxing with French doors opening out onto the garden. The heart of the home is the stunning open plan kitchen, fitted with a wide range of integrated appliances and extended worktops forming a breakfast bar. This space flows seamlessly into the bright and airy conservatory, which provides additional dining and seating areas perfect for entertaining and family gatherings. Internal access to the double garage can also be found here, along with a convenient ground floor WC.

The first floor hosts three generously sized bedrooms, each offering comfortable accommodation for growing families. Bedroom two benefits from fitted wardrobes and a beautifully styled en-suite shower room, while the remaining bedrooms are served by a luxurious three-piece family bathroom complete with a striking copper roll-top bath. Occupying the entirety of the second floor is the impressive master suite, a private and spacious retreat featuring ample fitted wardrobes and an open en-suite shower room.

Externally, the property continues to impress. To the front is a large driveway providing parking for up to four cars and leading to the double integrated garage, alongside a large, well-maintained front lawn. The rear garden offers a secluded and peaceful outdoor space surrounded by mature trees and shrubs, with lawn and multiple seating areas ideal for relaxing or entertaining. A standout feature is the separate outbuilding that has previously been used as a bar, complete with lighting and electrics, offering fantastic potential as a home office or cinema room.

This is a superb family home offering space, versatility and a wonderful setting.













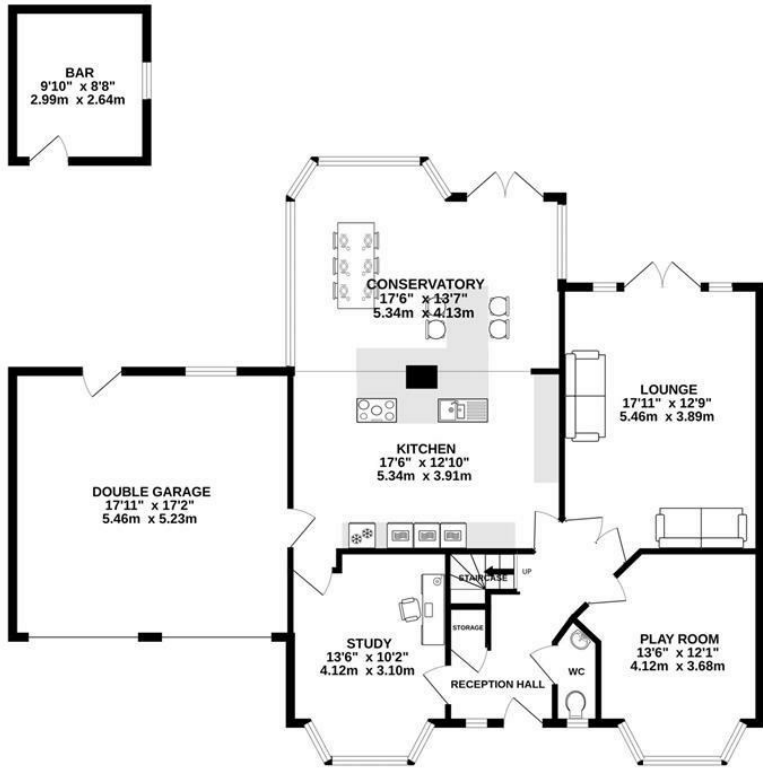




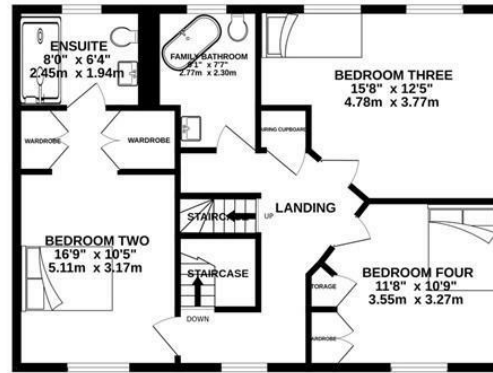




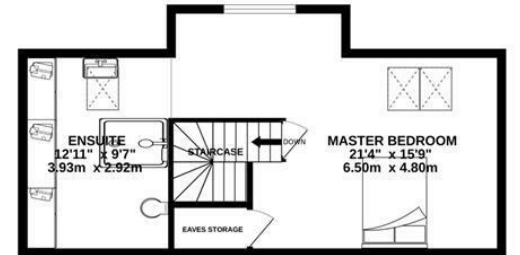
GROUND FLOOR  
1395 sq.ft. (129.6 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



2ND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

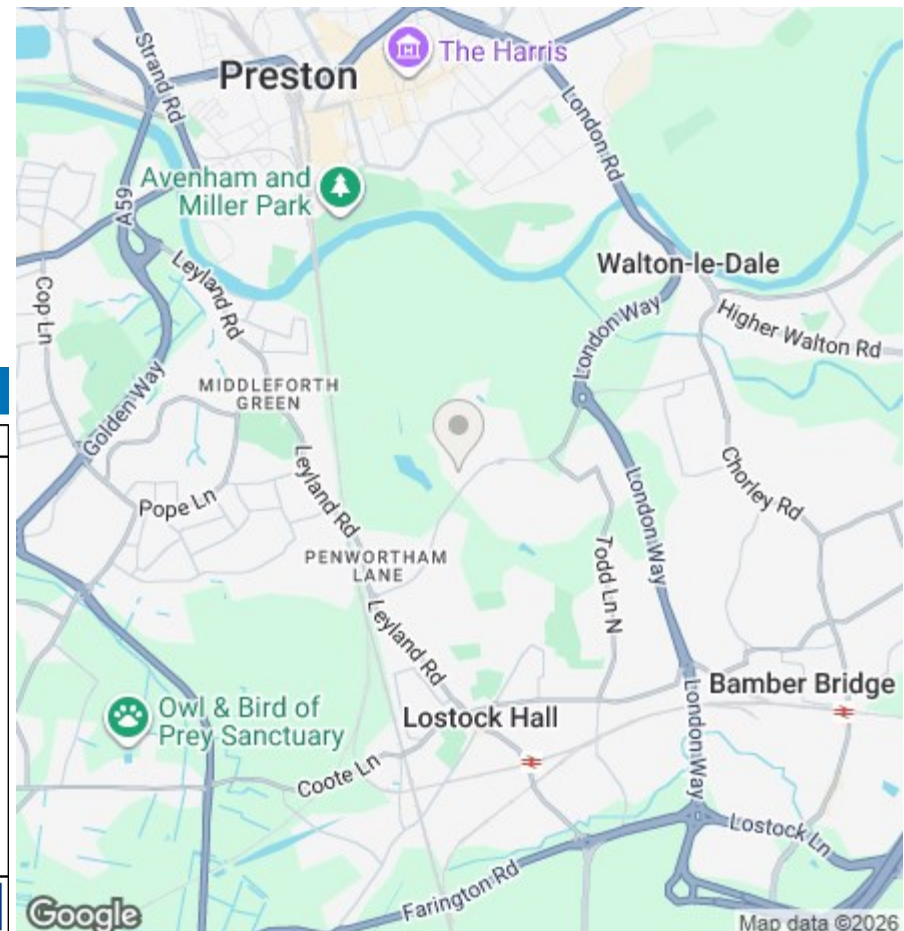


TOTAL FLOOR AREA : 2542 sq.ft. (236.2 sq.m.) approx.

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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### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 69, Potential: 77

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	