BEN ROSE



Hennel Lane, Walton-Le-Dale, Preston

Offers Over £599,950

Ben Rose Estate Agents are pleased to present to market this exceptional three-bedroom detached family home, situated on a generous plot within the highly desirable area of Walton-le-Dale. Beautifully presented throughout and offering an impressive balance of spacious accommodation, high-quality finishes and outstanding outdoor space, this stunning home is perfectly suited to growing families or those seeking versatile living in a peaceful yet well-connected location. Walton-le-Dale offers an excellent range of local amenities including supermarkets, cafés, highly regarded schools and leisure facilities, whilst nearby Preston city centre provides an even wider selection of shopping, dining and entertainment options. Commuters will appreciate the property's convenient access to the M6, M61 and M65 motorway networks, along with excellent public transport links and Preston railway station offering direct services to Manchester, Liverpool, Birmingham, Glasgow and London.

Upon entering the home, you are welcomed into a porch which leads through to the spacious entrance hall. From here, you'll find a superb study featuring an attractive bay window and ample built-in storage, making it an ideal home office or quiet reading room. The hallway also provides access to a convenient ground floor WC and the staircase to the first floor. The generously proportioned lounge creates a warm and inviting space, centred around a feature fireplace and opening seamlessly into the magnificent orangery via impressive tri-fold doors. Flooded with natural light from windows on all sides and a large skylight overhead, this contemporary addition enjoys a cosy log-burning stove whilst offering exceptional versatility, with ample room for a family dining area, additional seating and entertaining space. Returning through the lounge, the equally spacious kitchen has been thoughtfully designed with a range of integrated appliances, including a wine cooler, alongside a central island with breakfast bar that forms the heart of the home. Double doors lead through to the conservatory, overlooking the rear garden and providing a further flexible reception area or formal dining space.

To the first floor, the spacious landing gives access to three well-proportioned double bedrooms, each offering comfortable accommodation. The impressive master bedroom benefits from an excellent range of fitted wardrobes and drawers, a modern shower en-suite and the added luxury of a private balcony overlooking the beautifully maintained rear garden, creating the perfect spot to relax. The remaining bedrooms are equally generous in size and are served by a stylish three-piece family bathroom, complete with a whirlpool bath for added comfort.

Externally, the property continues to impress. There is a substantial driveway providing off-road parking for multiple vehicles whilst leading to two large garages, both fitted with electric doors. A separate pergola offers additional covered parking, whilst a charming side garden features an ornamental koi carp pond surrounded by attractive flower beds, creating a peaceful setting for a bistro table and outdoor seating. To the rear, the expansive garden has been thoughtfully landscaped to offer something for everyone, boasting a large lawn, extensive raised vegetable beds and an elevated paved seating area ideal for al fresco dining and entertaining. Mature trees border the garden, providing an excellent degree of privacy, with woodland beyond the rear boundary adding to the tranquil setting. Completing this outstanding outdoor space is a superb summer house housing a hot tub, alongside a spacious decked entertaining area perfect for BBQs and gatherings with family and friends and lastly a utility room attached to the rear of the second garage for added practicality. Combining generous living accommodation, exceptional outdoor space and a sought-after location, this outstanding detached home presents a rare opportunity to acquire a truly special family residence.











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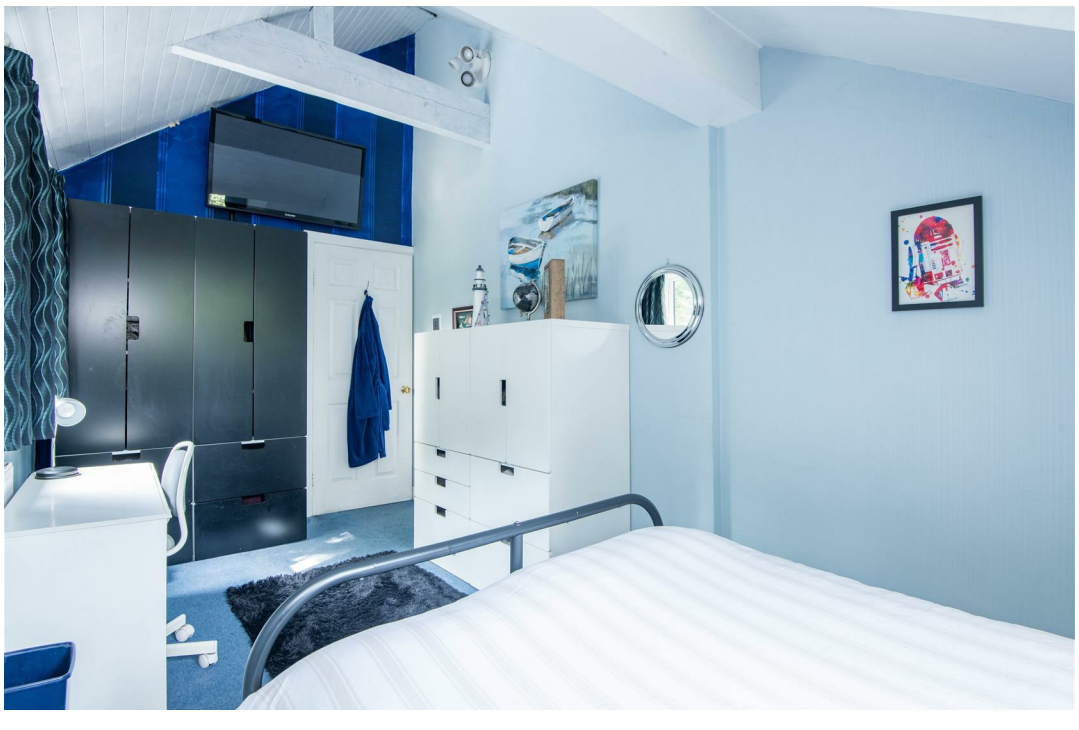


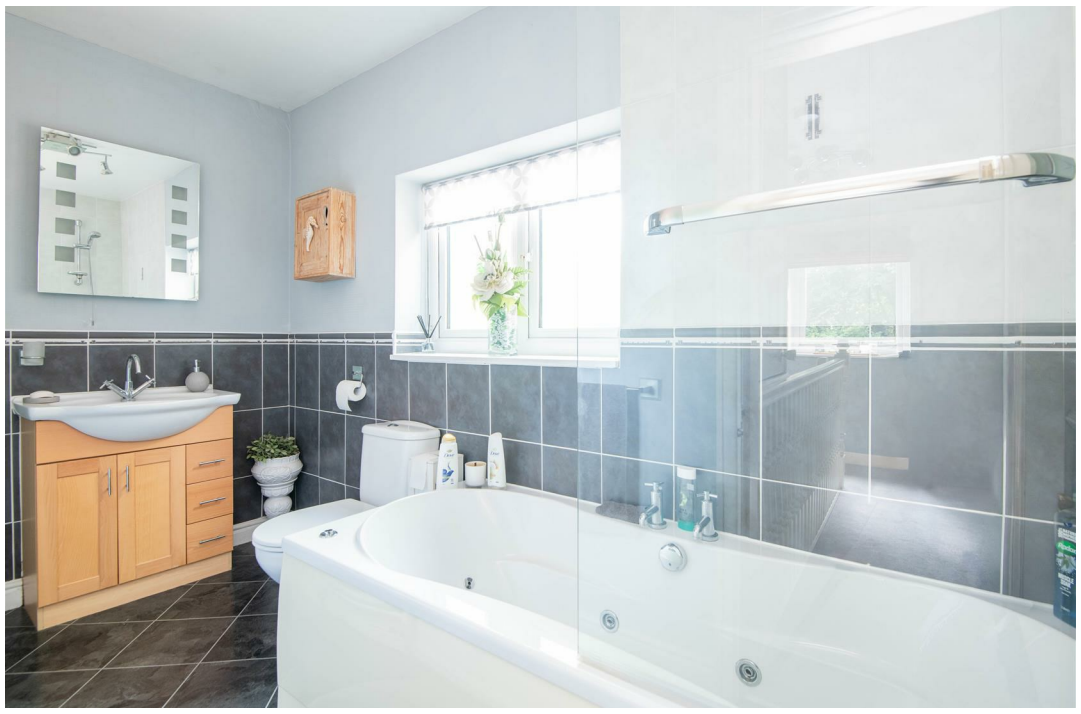






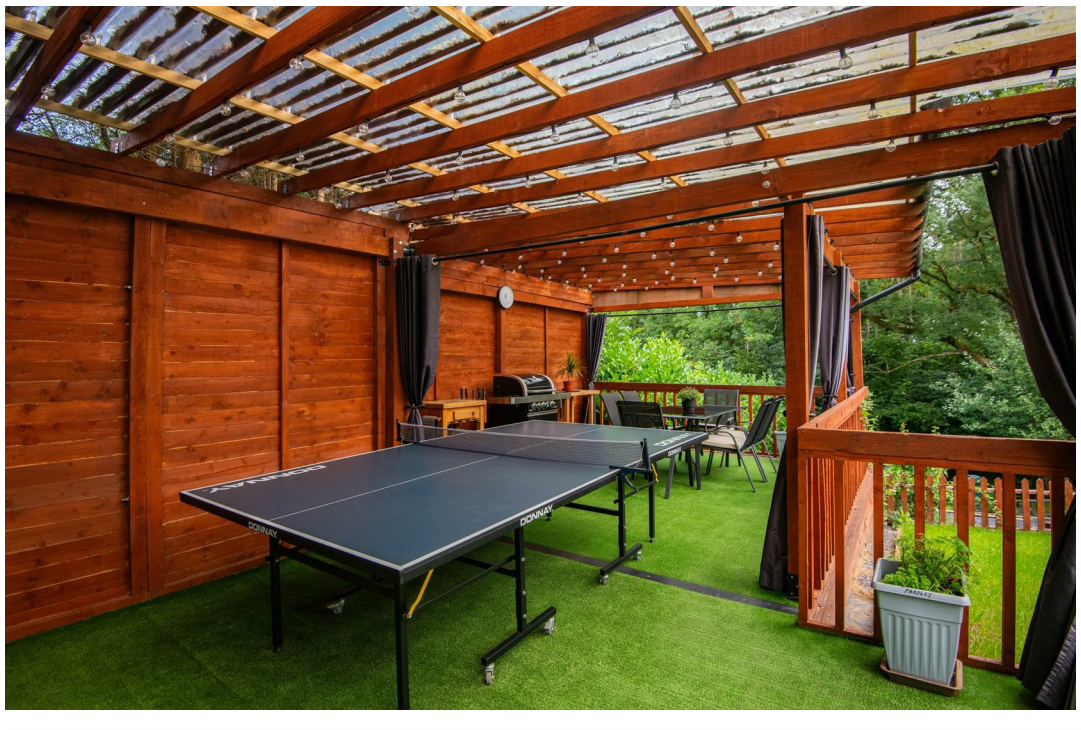


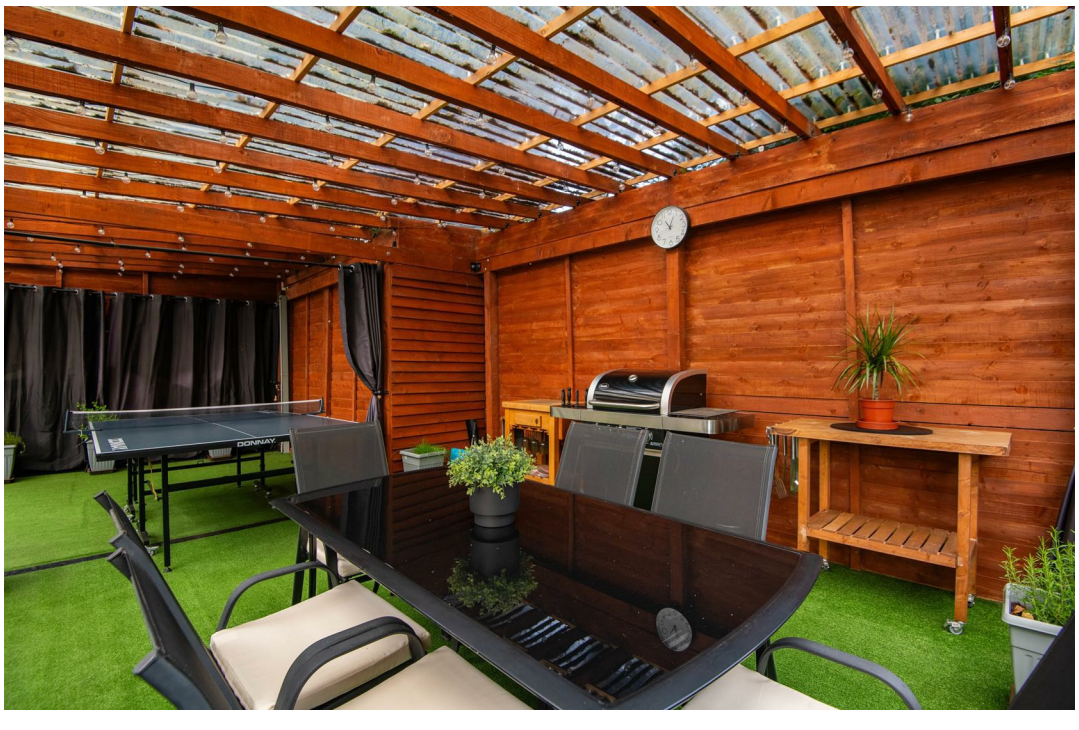












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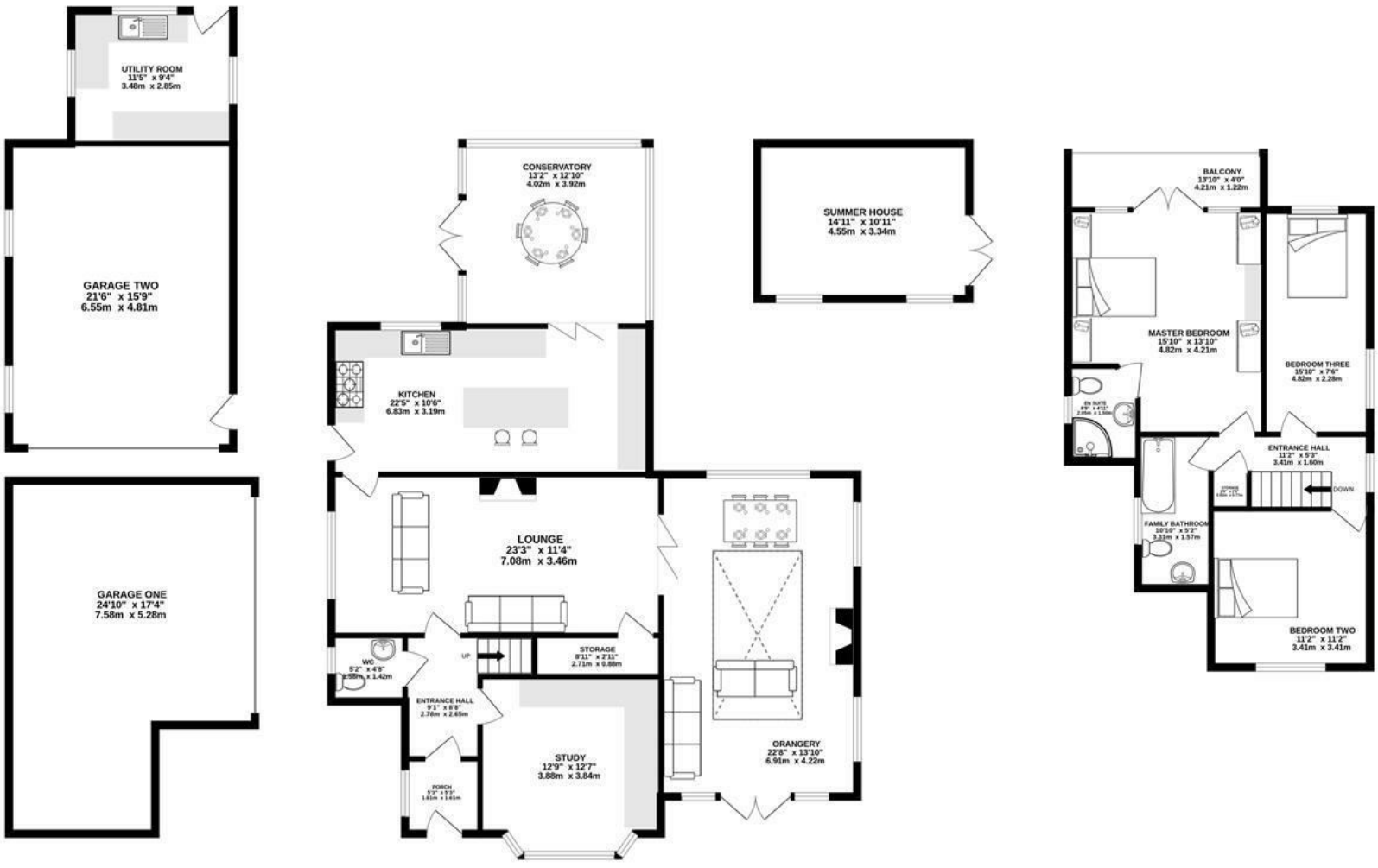




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GROUND FLOOR
2243 sq.ft. (208.4 sq.m.) approx.

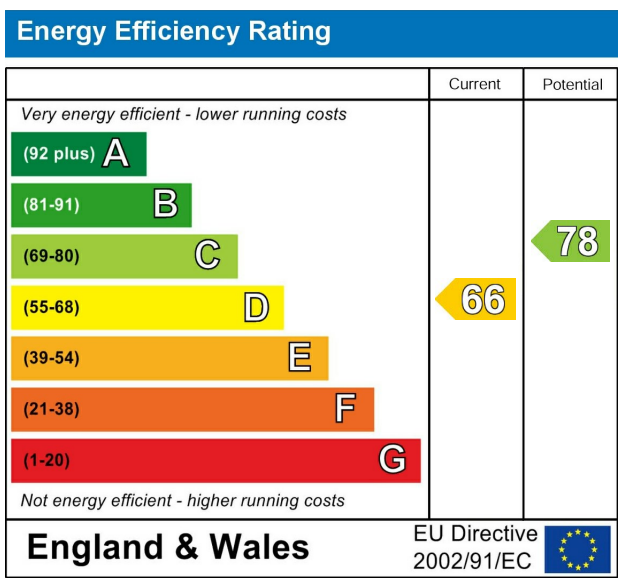
1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.

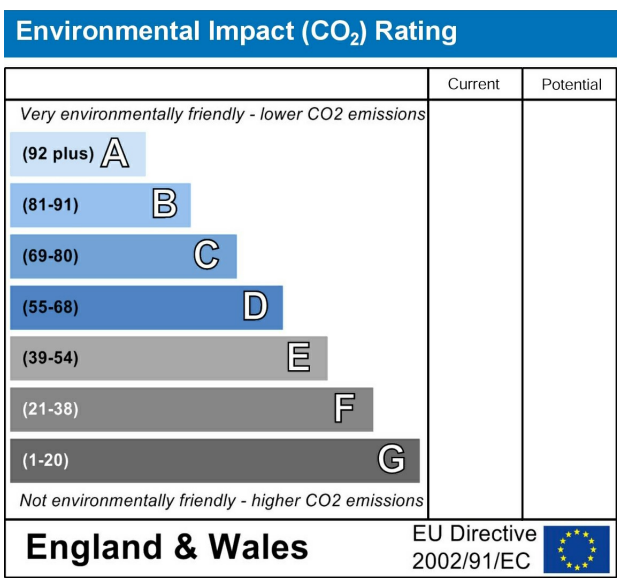


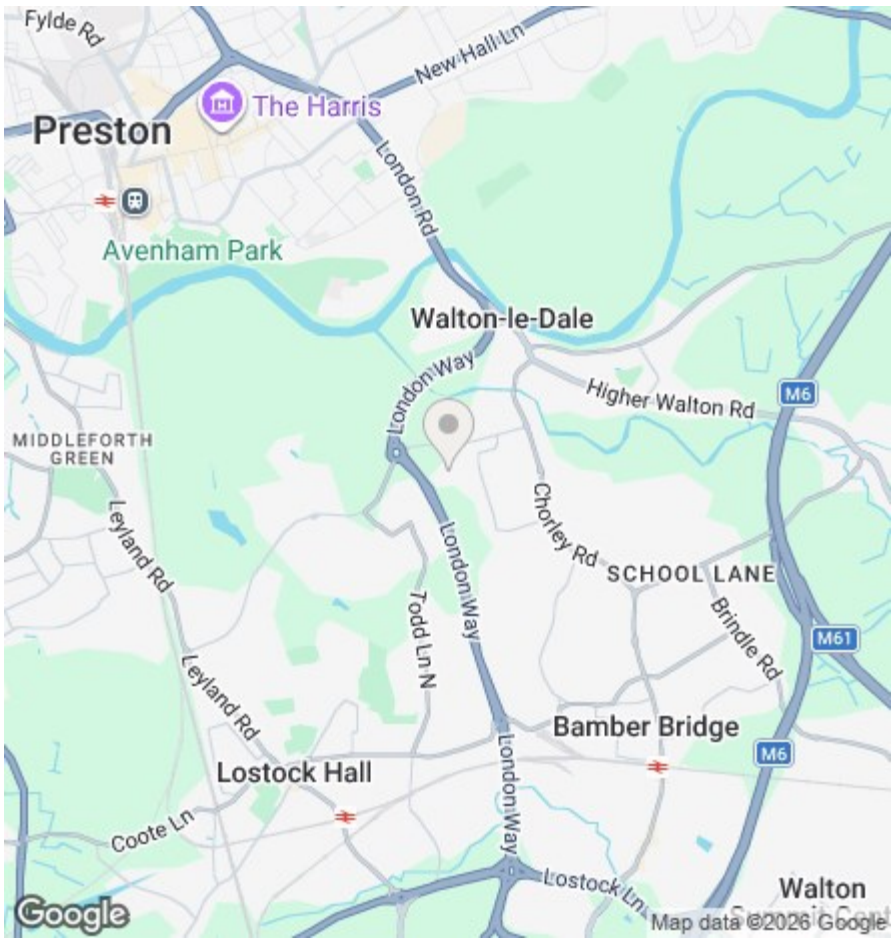
TOTAL FLOOR AREA : 2884 sq.ft. (268.0 sq.m.) approx.

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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