



Woodlands Way, Longton, Preston

Offers Over £600,000

Ben Rose Estate Agents are pleased to present to market this exceptional four bedroom dormer bungalow, situated within a highly sought after and peaceful part of Longton. Offering generous and versatile accommodation across two floors, this beautifully positioned family home combines spacious interiors with an enviable setting, making it an ideal choice for families looking to settle within a desirable South Ribble village. The property is also offered for sale with NO ONWARD CHAIN, providing an attractive opportunity for buyers seeking a straightforward move. Longton is well regarded for its village atmosphere, excellent local amenities and easy access to the surrounding countryside, with the highly regarded Brickcroft Nature Reserve within walking distance. The area also provides convenient access to local shops, schools, cafés, pubs and everyday facilities, while bus services provide links towards Preston, Southport and surrounding areas. For commuters, Preston city centre and its mainline railway station are readily accessible, with the M6 and wider motorway network also within easy reach, providing excellent connections across Lancashire and beyond.

Stepping inside, the welcoming reception hall immediately creates a lovely sense of space and provides access to the majority of the ground floor accommodation, with the staircase rising to the first floor. The spacious front lounge is a particularly inviting room, featuring a characterful fireplace, dual aspect windows and an attractive bow window overlooking the front garden, allowing plenty of natural light to fill the space. Continuing through the hall, bedrooms two and four are both located on this floor, with bedroom two benefitting from an excellent amount of fitted wardrobe storage, while bedroom four offers superb versatility and could equally lend itself to use as a home office, nursery, hobby room or additional bedroom. Towards the end of the hallway is the impressive family bathroom, which is both sizeable and beautifully appointed, featuring a freestanding bath alongside a separate shower cubicle. To the rear, the spacious sitting/dining room provides a wonderful additional living area and is ideally suited to both everyday family life and entertaining, with dual French doors opening directly onto the garden and a further feature fireplace adding a focal point. Double doors then lead into the modern fitted kitchen, which is equipped with a comprehensive range of integrated appliances and provides a practical and stylish heart to the home.

The first floor provides two further bedrooms, creating an excellent degree of separation for growing families or guests. The principal bedroom is a particularly attractive space, benefitting from a dedicated walk-in wardrobe and ceiling windows which draw in an abundance of natural light whilst creating an airy and peaceful feel. The second bedroom on this floor offers further flexibility for family members, guests or those requiring a dedicated work-from-home space. Completing the accommodation is a second family bathroom, conveniently positioned on this floor and further enhanced by underfloor heating, providing a touch of luxury and comfort during the colder months. Together, the two floors offer an impressive balance of bedroom accommodation, living space and flexibility to suit the changing needs of a modern family.

Externally, the property continues to impress, with a private driveway to the front providing off-road parking for up to two cars and leading directly to the single integrated garage, offering valuable additional storage and secure parking. A well-maintained front lawn and pathway create an attractive approach to the front entrance. To the rear is where this property truly comes into its own, with a stunning and highly secluded garden that feels like a private oasis. The mature setting is filled with an abundance of established trees, shrubs and plants, with a number of cleverly positioned seating areas tucked away amongst the greenery, creating wonderful spaces in which to relax and enjoy the surroundings. A generous central lawn provides ample room for children to play, while the patio area directly adjoining the property offers the perfect setting for outdoor dining and entertaining. With its peaceful location, versatile accommodation, beautiful gardens, excellent local amenities and sought-after village setting, this superb family home is one that deserves to be viewed to be fully appreciated.



























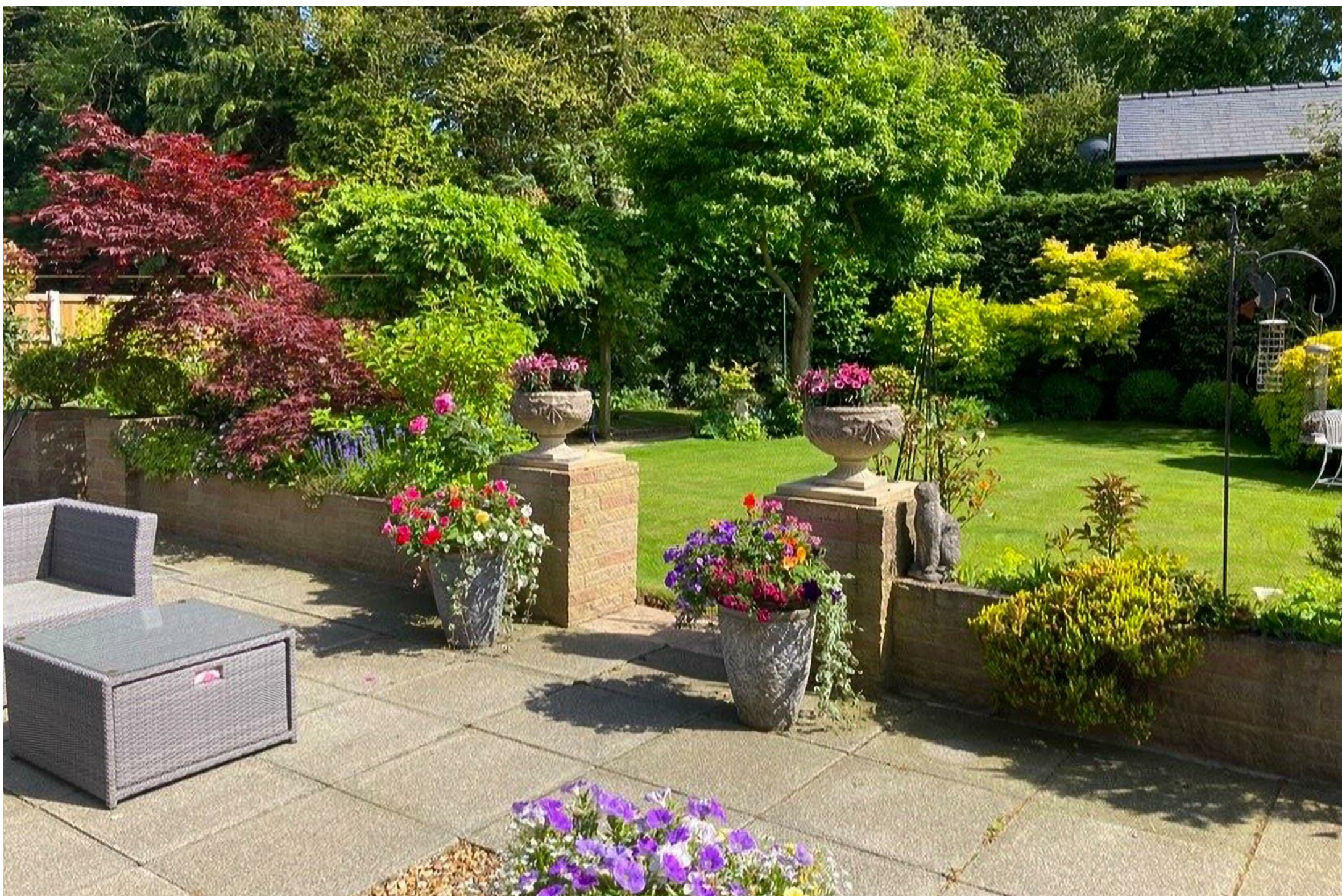








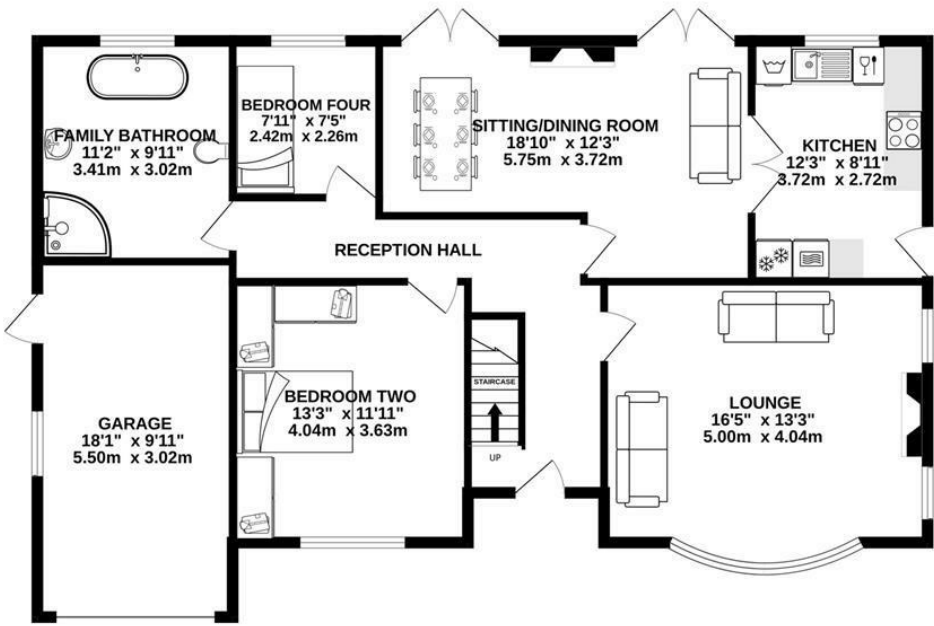




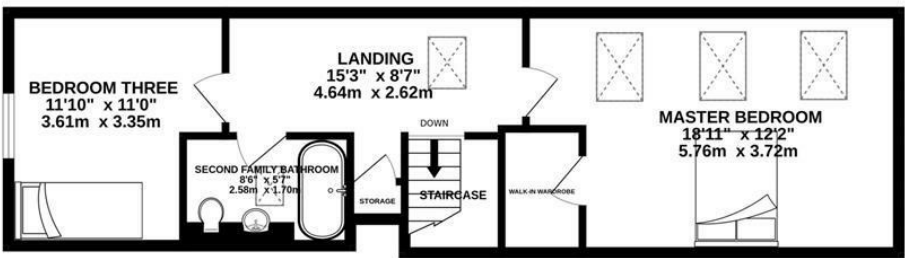




GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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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		
	69	76
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	

