



Valley View, Walton-Le-Dale, Preston

Offers Over £574,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, tucked away on a quiet cul-de-sac in the highly sought-after area of Walton-Le-Dale. Offering versatile living spaces, generous bedrooms and a superb garden complete with hot tub house and bar, this home is perfect for modern family living. Walton-Le-Dale is well-regarded for its excellent schools, local amenities, and welcoming community feel. The property also benefits from superb travel links, with Preston city centre just a short drive away, along with easy access to the M6, M61 and M65 motorways. Bamber Bridge and Preston train stations are both nearby, providing convenient commuter links to Manchester, Liverpool and beyond. Residents will also find an excellent selection of shops, supermarkets and leisure facilities close at hand, with the Capitol Centre Retail Park and Preston Docklands offering further dining and entertainment options.

Stepping into the home, you are greeted by a welcoming reception hall, complete with a striking open staircase that immediately sets the tone for the spacious interior. To the front sits a versatile study, ideal for those working from home. The generously sized lounge offers a comfortable family retreat, centred around a feature fireplace, with sliding doors that open into the sizeable conservatory at the rear – a bright and airy space that can serve a variety of purposes. The heart of the home lies in the open-plan kitchen/diner, designed for both family meals and entertaining. The kitchen is fitted with an integrated oven and dishwasher, with ample work surfaces and space for a large dining table. From here, a practical utility room provides additional storage and direct access into the double garage. Completing the ground floor is a convenient WC.

Moving upstairs, the first floor boasts four well-proportioned bedrooms, three of which are doubles. The master suite is particularly impressive, benefiting from fitted wardrobes and a modern en-suite shower room. Bedroom two also features its own en-suite, making it ideal for visiting guests or older children. The remaining bedrooms are served by a stylish four-piece family bathroom, complete with a corner bath and bidet. This floor offers plenty of space for growing families, with versatile room layouts to suit individual needs.

Externally, the home is equally as impressive. To the front, a generous driveway provides parking for up to five cars, leading to the integrated double garage. The rear garden is a true highlight – beautifully maintained and predominantly laid to lawn, with a raised decking area creating the perfect space for outdoor dining. From here, you'll find the hot tub house and adjoining bar, offering a fantastic setting for year-round entertaining and family gatherings.

Situated in a peaceful and highly desirable location, this home blends comfort, practicality and lifestyle appeal, making it an ideal choice for families seeking their forever home.















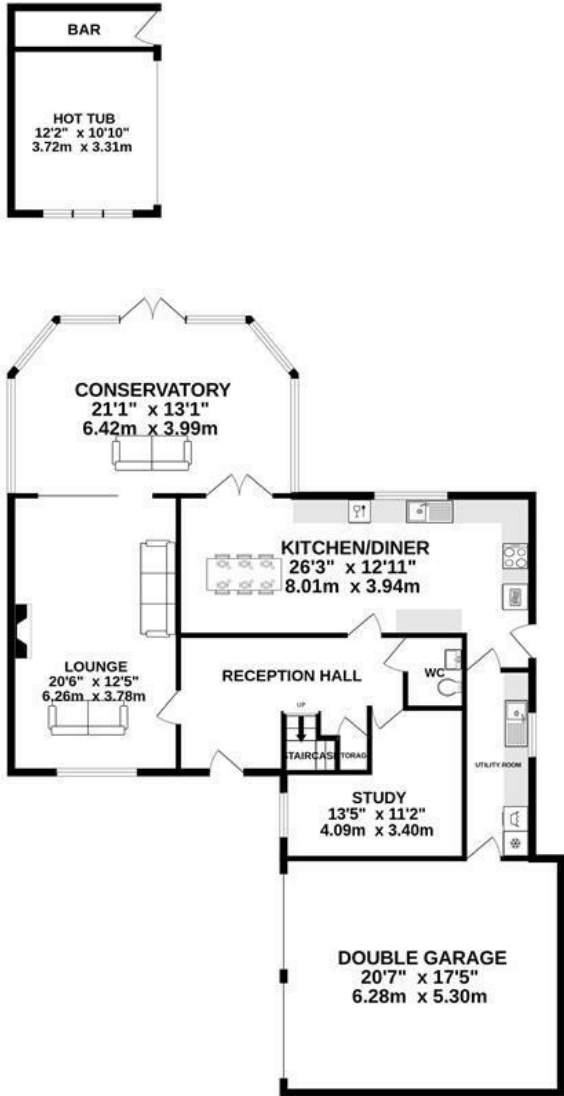




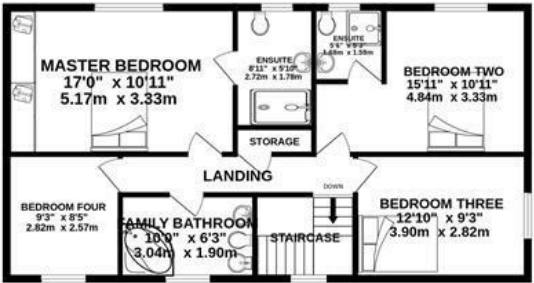


BEN ROSE

GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.4 sq.m.) approx.




TOTAL FLOOR AREA: 2473 sq.ft. (229.8 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		
	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		
	70	75
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 	

