

5 PARKLANDS CLOSE

PENWORTHAM, PRESTON, PR1 0QN

Offers Over **£450,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Detached True Bungalow in Most Sought After Location
- Extremely Versatile Accommodation
- Large Lounge & Generous Formal Dining Room
- Spacious Kitchen & Additional Adjacent Breakfast Kitchen
- Large Conservatory
- Two Double Bedrooms
- Contemporary Shower Room & Cloaks W.C
- Beautifully Landscaped Rear Gardens
- Driveway Parking for Several Vehicles & Integral Garage

Property Summary

An outstanding detached true bungalow of exceptional proportions, occupying a prime position in the heart of the ever-popular Higher Penwortham. Beautifully presented and impeccably maintained throughout, this remarkable home offers an abundance of versatile living space, finished to an exceptionally high standard and perfectly suited to a wide range of buyers.

The thoughtfully designed accommodation flows effortlessly, beginning with a welcoming entrance hall leading to a magnificent principal lounge, an elegant formal dining room and a delightful conservatory overlooking the landscaped rear garden, creating the perfect setting for both everyday living and entertaining.

At the heart of the home is a superbly appointed kitchen, complemented by a spacious adjoining breakfast kitchen offering extensive worktop space, quality cabinetry, integrated appliances and ample room for informal dining.

One of the property's greatest strengths is its flexibility. The generous layout offers excellent scope for reconfiguration, allowing purchasers to create additional bedrooms or adapt the accommodation to suit their own requirements, subject to any necessary consents.

Further enhancing the home's appeal is the integral garage, providing secure parking and useful storage, together with access to an extensive loft space. Subject to the relevant permissions, this substantial area presents exciting potential for future conversion.

Externally, the property continues to impress with a large driveway providing ample off-road parking for several vehicles, while the beautifully landscaped rear garden has been thoughtfully designed to create a private and peaceful retreat with attractive seating areas, established planting and well-maintained lawns.

Combining generous proportions, beautiful presentation, versatile accommodation and exciting future potential in one of Penwortham's most desirable locations, this is a special home that can be fully appreciated through internal viewing.

Entrance Porch
5'3" X 5'9" (1.60 X 1.75)

Hallway
5'3" X 12'12" (1.59 X 3.96)
A spacious and bright entrance hall with quality wooden flooring, beautiful wooden internal doors, uPVC double glazed door and side panel to the front elevation.

Living Room
14'10" X 11'10" (4.53 X 3.61)
A lovely room with a uPVC double glazed window to the front elevation, inset gas fire with a tasteful marble inset hearth and surround, wall lights, ceiling lights, radiator and TV point.

Second Reception Room/Snug
10'4" X 16'6" (3.14 X 5.02)
A fabulous room with enough space to have formal dining and a sitting area, or alternatively reconfigure to create further bedrooms. There is quality wooden flooring, radiator, ceiling lights wooden door to the kitchen and uPVC double glazed patio doors to the conservatory.

Kitchen
7'4" X 17'9" (2.24 X 5.41)
A stunning well designed and installed kitchen with a range of wall, drawer and base units and granite working surfaces with decorative part tiled splash back areas. There is a cooking range with matching extractor hood, space for white goods, uPVC double glazed window, concealed display lights, opening to the adjacent breakfast kitchen.

Breakfast Room
7'4" X 17'9" (2.24 X 5.41)
With a further matching selection of wall, drawer and base units with granite working surfaces and a bespoke breakfast seating area, part tiled elevation ceiling light, uPVC double glazed patio doors to the conservatory and door to inner hall.

Conservatory
24'3" X 9'10" (7.40 X 3.00)
A fabulous size conservatory overlooking the beautifully designed and maintained rear garden. Being uPVC double glazed and brick built constructed, radiator, ceiling light and double doors to the rear garden.

Inner Hallway
3'7" X 3'10" (1.08 X 1.18)
This inner hall provides access to the bedrooms, shower room , loft access and a useful store room.

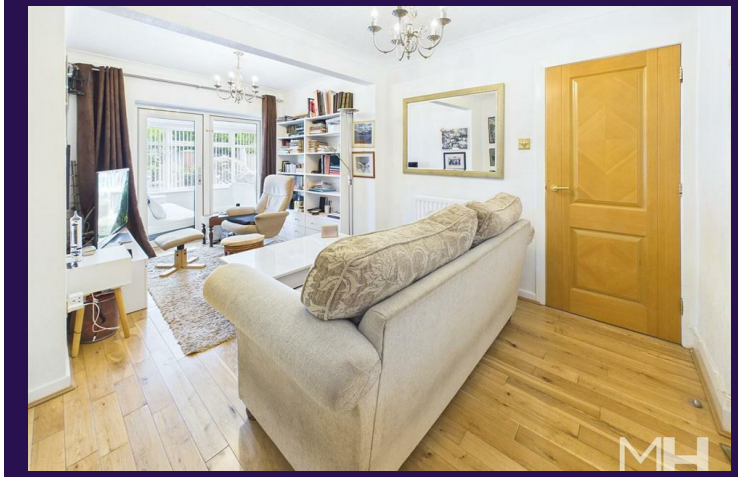
Cloaks W.C
6'1" X 3'10" (1.85 X 1.18)
With a two piece suite , low suite WC and a pedestal wash hand basin, fully tiled, radiator and ceiling light, extractor fan.

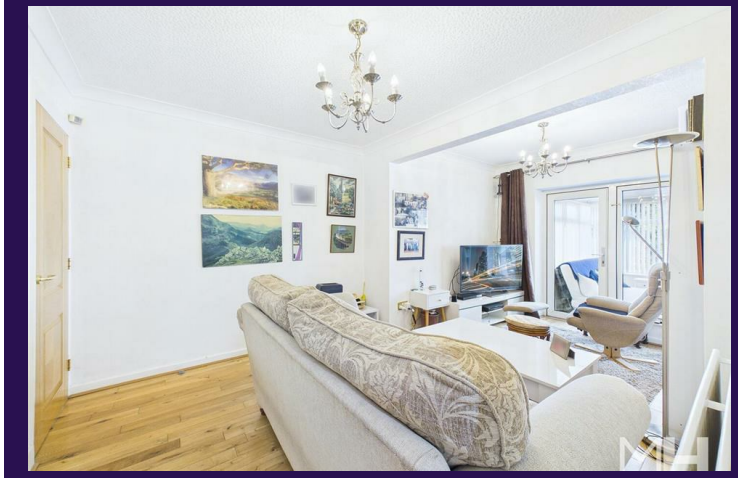
Inner Hallway
8'8" X 3'8" (2.63 X 1.11)
With access to the cloakroom and the integrated garage.

Bedroom One
12'5" X 8'10" (3.79 X 2.68)
With a quality range of fitted bedroom furniture comprising, bed sides, his and her side wardrobes and top boxes providing a central bed-head area, fitted drawers to a dressing table, and further fitted wardrobes to one wall. There is a uPVC double glazed window to the front, ceiling light and radiator.

Bedroom Two
9'4" X 8'10" (2.85 X 2.69)
With a range of quality fitted wardrobes to one wall, uPVC double glazed window to the rear elevation, ceiling light and radiator.













Shower Room

5'3" X 8'8" (1.60 X 2.65)
A spacious and contemporary three piece shower room comprising, double size glazed shower compartment with a mains shower having a fixed rainwater effect shower head and a second adjustable head, low suite WC, pedestal wash hand basin, water resistant paneled ceiling, tiled elevations and tiled flooring, heated towel rails opaque uPVC double glazed window to the rear.

Storage Room

5'4" x 3'5" (1.63 x 1.04)
A very useful room being close to the loft access point, so may be viable area for a staircase to the first floor if required. uPVC double glazed window to the side elevation ceiling light and radiator.

Loft

14'3" x 6'1" (4.34 x 1.85)
Spacious loft room with good head height, accessed by retracting ladder.

Rear Garden

Beautifully maintained and designed rear garden with hard wearing, quality and tasteful fence panels set in brick built walls and posts, laurel hedges to other boundary, artificial lawn gardens, great size rockery area and a selection of patio areas.

Front External

With an fabulous frontage providing parking for several vehicles and approach to the integrated garage.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and

completely free market appraisal of your property, please contact our offices.

































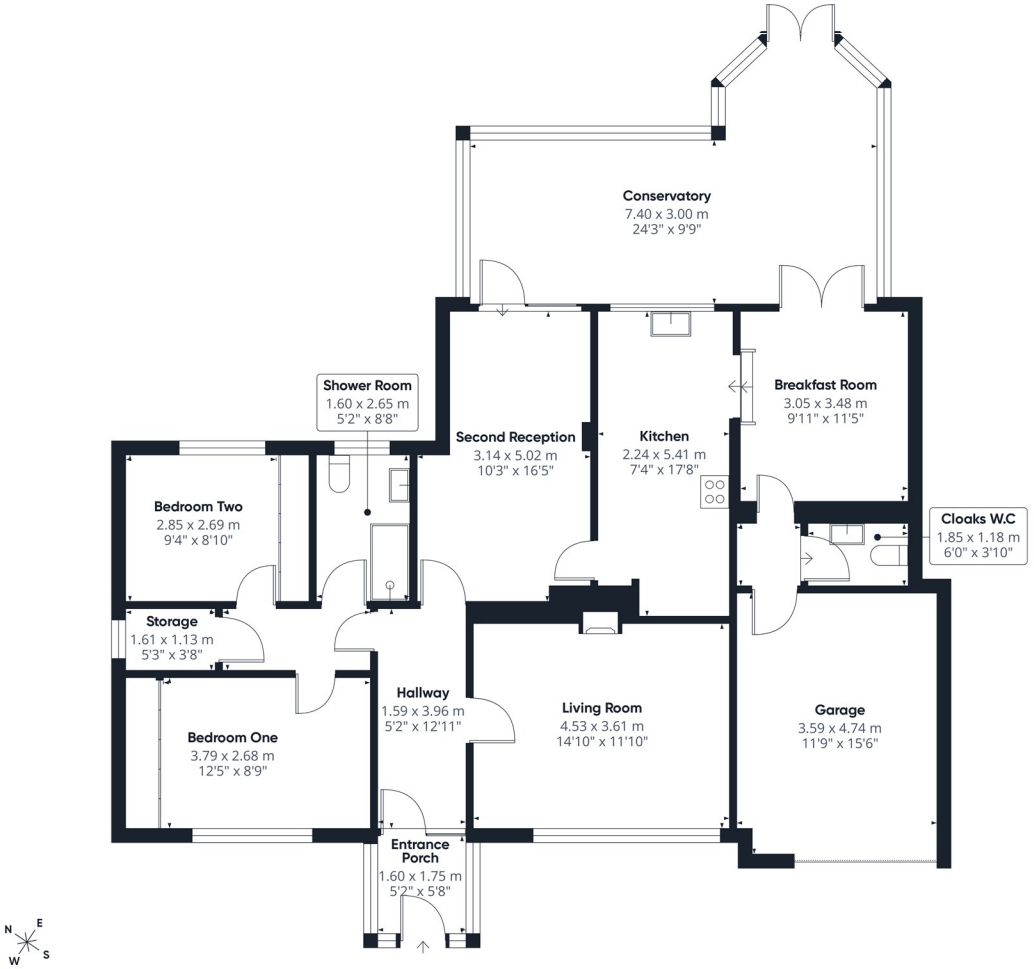
Additional Information

Local Authority – South Ribble Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area(1)

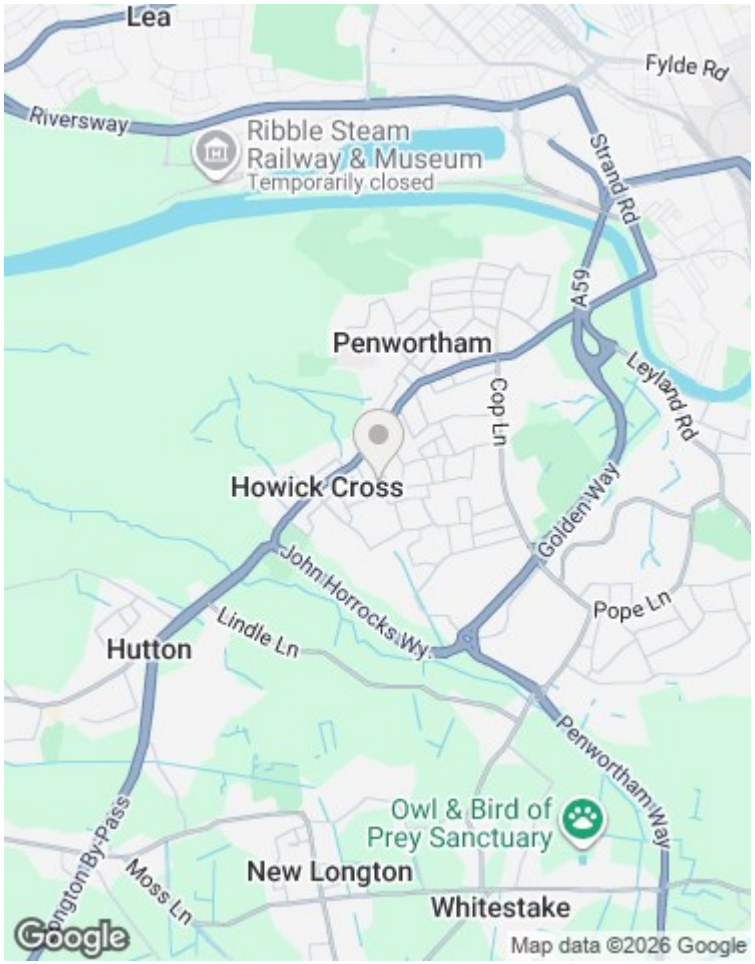
140.3 m²

1510 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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