



HOMEFIELD, 142 CHAIN HOUSE LANE

WHITESTAKE, PRESTON, PR4 4LB

Offers In The Region Of **£675,000**



Key Features

■ Exceptional Four-Bedroom Detached True Bungalow ■ Substantial Quarter-Acre Plot (O.T.A.) ■ Comprehensively Renovated & Extended Throughout ■ Impressive Open-Plan Dining Kitchen With Central Island ■ Four Generously Proportioned Double Bedrooms ■ Two Stylish Contemporary Bathrooms ■ Separate Snug/Sitting Room With Multi-Fuel Stove ■ Private Wrap-Around Gardens With Lawn & Patio Areas ■ Ample Off-Road Parking & Detached Garage With Power ■ Viewing Comes Highly Recommended to Fully Appreciate

Property Summary

An exceptional four-bedroom detached true bungalow, comprehensively renovated and extended to an impressive standard, occupying a substantial quarter-acre plot (o.t.a.) in the highly desirable area of Whitestake. Offering spacious single-level living, wrap-around gardens and excellent parking potential, this superb turnkey home presents a rare opportunity.

Occupying a private position on Chain House Lane, the property has been meticulously redesigned by the current owners, including a full-width rear extension, creating a wonderful balance of contemporary open-plan living and versatile reception space.

A welcoming porch opens into a spacious entrance hall, leading to a generous living room with skylights and views across the rear garden. At the heart of the home is an impressive open-plan dining kitchen, beautifully appointed with cashmere soft-close cabinetry, chocolate-toned Dekton worktops and splashbacks, integrated fridge/freezer, double oven, AEG induction hob and dishwasher. A central island with breakfast bar creates a sociable focal point, while sliding doors open directly onto the garden. A separate snug/sitting room with multi-fuel stove provides a cosy additional reception space.

There are four well-proportioned double bedrooms together with two stylish bathrooms, including a contemporary four-piece family bathroom with bath and wet-room-style shower.

Externally, the generous corner plot enjoys private wrap-around gardens with lawn and patio areas. A substantial driveway provides ample off-road parking and a detached garage with power provides useful storage/workshop space.

Ideally positioned for local amenities, reputable schools and excellent transport links, with convenient access to the M65 and M6 motorway networks.

Viewing this superb property comes highly recommended to fully appreciate the dimensions, turnkey condition and outdoor space this property has to offer.

Entrance Vestibule

3'10" x 3'5" (1.18m x 1.03m)

Entrance via a modern composite front door with featured glazed panels. Wood effect laminate flooring. Ceiling light fitting. Oak glazed internal door leads through to the hallway.

Entrance Hallway

3'10" x 12' (1.18m x 3.67m)

The hallway provides access to the principal ground floor accommodation with attractive oak internal doors, wood-effect laminate flooring, pendant light fitting and column style radiator. Loft access hatch.

Boot Room

5'3" x 8'10" (1.61m x 2.68m)

Inset spotlights to ceiling and wood effect laminate flooring.

Living Room

13'10" x 11'10" (4.21m x 3.61m)

Inset wood burning stove sat on a tiled hearth with oak mantel. Wood effect laminate flooring. Modern radiator. Pendant light fitting. Leading through to the open plan kitchen dining area.

Dining Kitchen

22'1" x 15'2" (6.72m x 4.63m)

Undoubtedly the heart of this exceptional home, this open-plan living, dining and kitchen space has been thoughtfully designed to deliver the perfect balance of luxury, practicality and contemporary family living. A spectacular vaulted ceiling with Velux roof lighting floods the room with natural lighting along with sliding patio doors to the rear elevation. The beautifully appointed kitchen features a range of high specification fitted wall and base level units in Cashmere with complimentary rich chocolate-toned Dekton contrasting work surfaces and central island unit. Inset composite one and half bowl sink with mixer tap. Integrated appliances consisting of a double oven, vented induction hob, 60/40 fridge freezer, dishwasher and washing machine. The spacious dining area enjoys views over the rear garden through sliding patio doors, creating a seamless connection between the indoor

and outdoor living spaces. Finished with attractive wood effect laminate flooring. Modern radiators. Pendant lighting.

Open Plan Living Room

15'8" x 15'1" (4.78m x 4.60m)

Flooded with natural light via Velux roof lighting and sliding patio doors, the room enjoys a seamless connection to the rear garden patio area and creates an effortless indoor-outdoor lifestyle during the warmer months. Finished with inset spotlight lighting, pendant lighting, carpeted and modern radiators, this superb reception room combines timeless style with modern comfort, while the open outlook across the garden further enhances the bright and spacious feel.

Bedroom One

12'10" x 14'9" (3.92m x 4.49m)

UPVC double glazed bay window to front elevation. Pendant lighting. Radiator. Carpeted.

Bedroom Two

12'10" x 14'8" (3.90m x 4.48m)

UPVC double glazed bay window to front elevation. Pendant lighting. Radiator. Carpeted.

Shower Room

7'5" x 4'4" (2.25m x 1.31m)

UPVC double glazed obscured window to side elevation. Features a modern three piece suite in white, comprising of a low flush W.C, wash hand basin set within vanity unit with drawer storage and corner shower cubicle with thermostatic controlled mixer shower featuring rainfall head and hand held fitment. Fully tiled elevations. Chrome heated towel rail. Tiled flooring. Inset spotlights to ceiling.

Bedroom Three

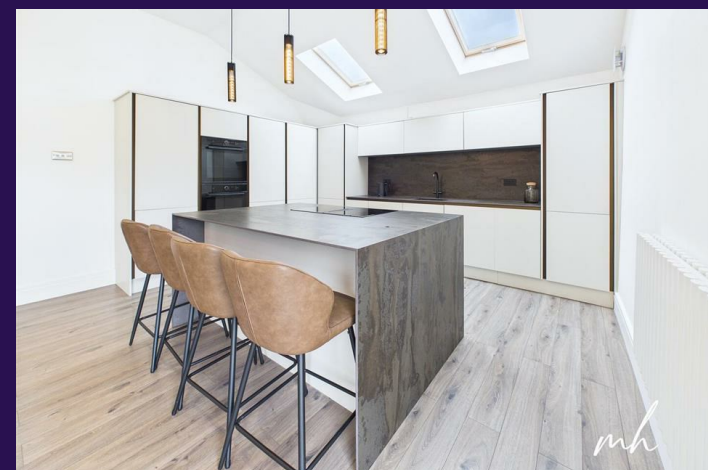
10'10" x 10'11" (3.29m x 3.34m)

UPVC double glazed bay window to front elevation. Pendant lighting. Radiator. Carpeted.

Bedroom Four

10' x 11'9" (3.05m x 3.57m)

UPVC double glazed window to side elevation. Pendant lighting. Radiator. Carpeted.





Family Bathroom

10'9" x 8'11" (3.27m x 2.73m)

UPVC double glazed obscured window to side elevation. Features a luxury modern suite with wall hung wash hand basin with mixer tap, low flush W.C with concealed cistern. Sunken bath and wet room shower with thermostatic controls, rainfall head and handheld fitment. Fully tiled elevations. Tiled flooring. Wall mounted vanity mirror. Inset spot lights to ceiling. Column style radiator.

Garage

16'12" x 15'9" (5.18m x 4.80m)

Double garage of brick construction with up and over style door, power and light.

Front External

The property is approached via an impressive and expansive gravelled frontage, providing ample off-road parking for several vehicles. A paved entrance creates an attractive approach from the roadside, complemented by established planting and low-level brick boundary walls. The bungalow presents beautifully with a smart rendered façade, attractive bay windows and a central entrance door beneath a decorative arched surround. Gated access extends to the side of the property, while the generous frontage creates an excellent first impression.

Rear External

A generous and well-proportioned rear garden, predominantly laid to lawn and offering an excellent outdoor space for families and entertaining. A raised paved patio provides the perfect setting for alfresco dining and outdoor seating, complemented by a gravelled area with an additional patio. Expansive lawned gardens extend to both the rear and side of the property, providing plenty of space for recreation, relaxation and entertaining.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

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:

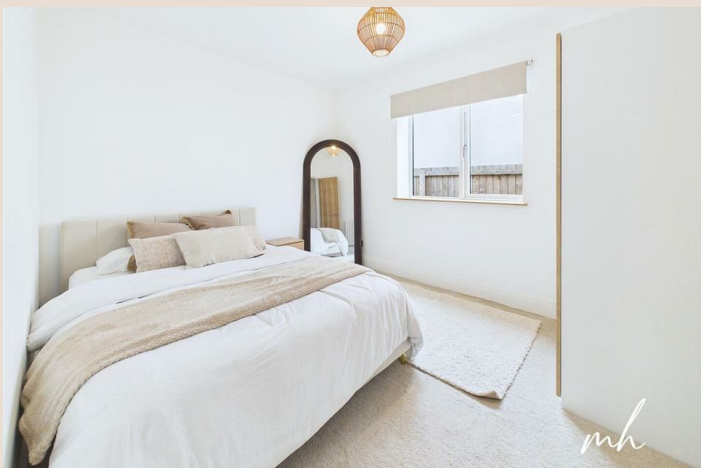
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

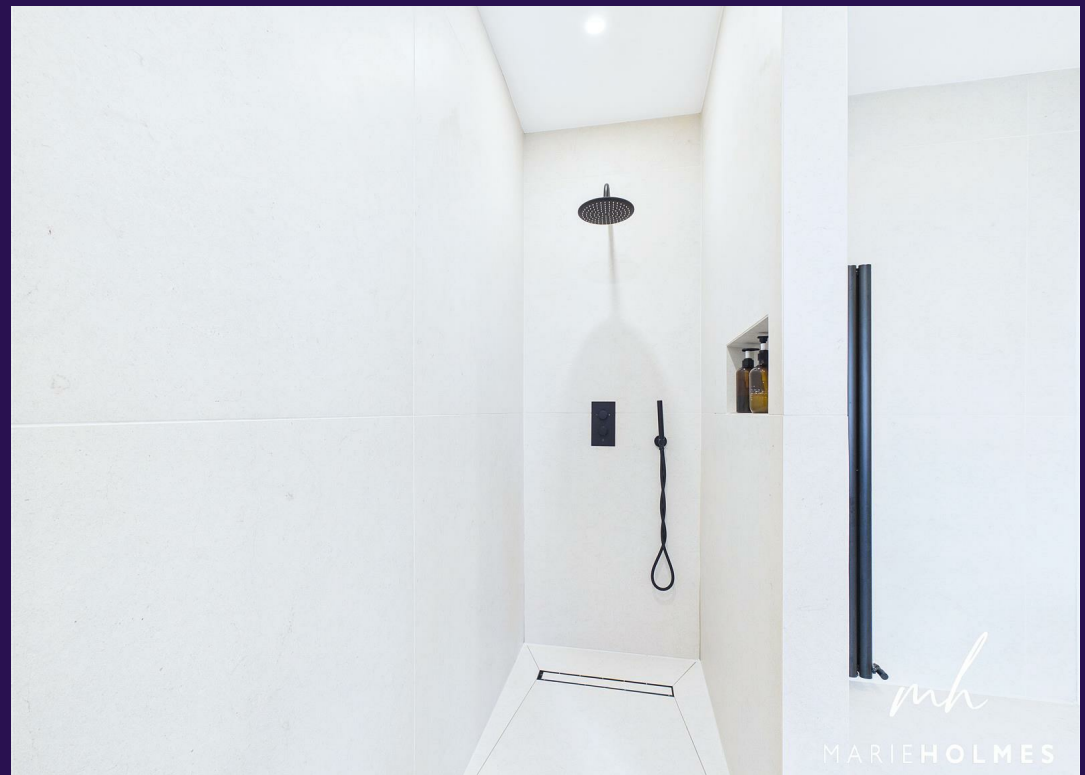
NOTICE:

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

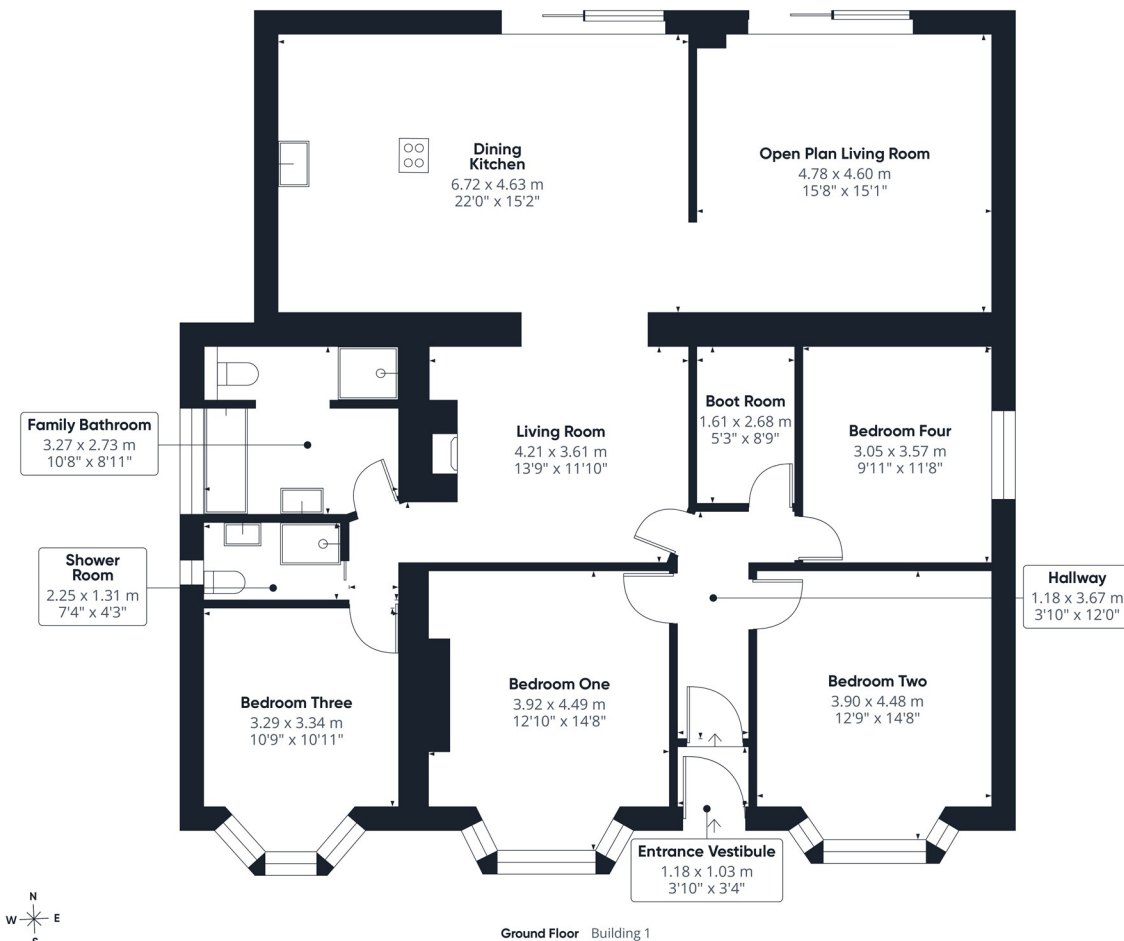
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold



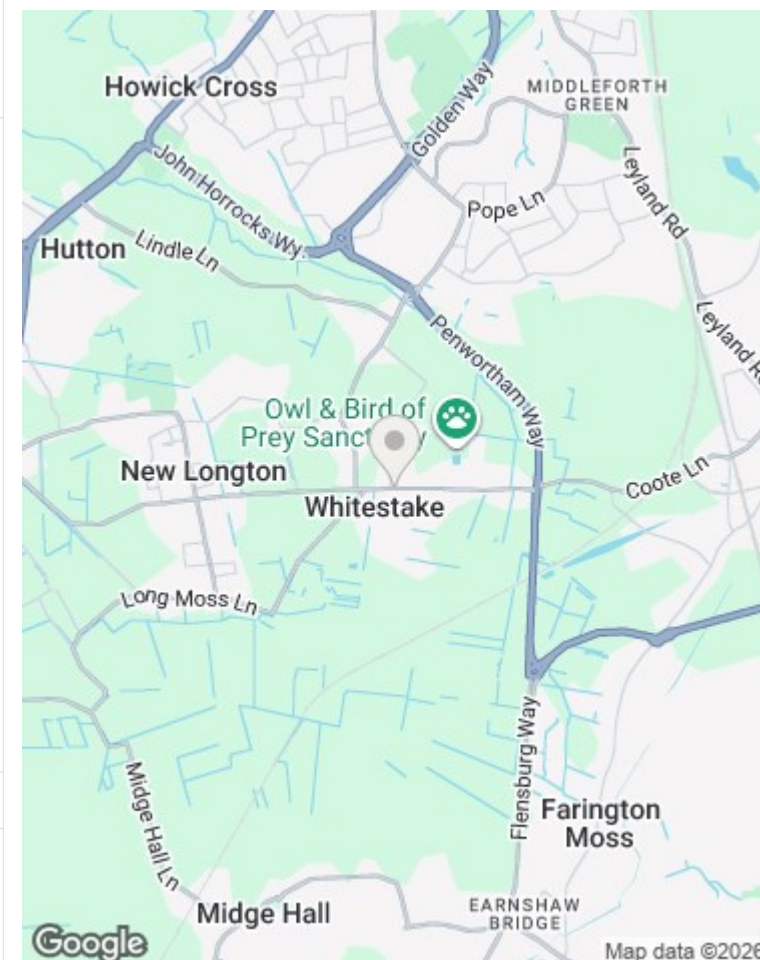


Approximate total area⁽¹⁾
148.7 m²
1599 ft²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		