



**LAWRENCE ROONEY**  
ESTATE AGENTS

'Windrush' 219, Liverpool Road,  
Hutton, Preston, Lancashire PR4

£680,000

## **'Windrush' 219, Liverpool Road, Hutton, Preston, Lancashire, PR4 5FE**

**A simply outstanding and captivating double fronted detached property sat in a generous plot within the popular village of Hutton.**

- Captivating Detached Residence
- Individual Double Fronted Property
- Four Double Bedrooms
- Beautifully Established Gardens
- Three Receptions & Garden Room
- Roll In & Roll Out Driveway
- Two En-Suite & Family Bathroom
- Substantial Detached Garage
- Sought After Village Location
- Council Tax Band E

This outstanding detached property 'Windrush' occupies a generous plot within easy reach to the amenities of Longton or Hutton, reputable schools and transport networks. Beautifully appointed throughout this superb family home offers well proportioned living accommodation arranged over two inviting levels, the highlights being four double bedrooms, two en-suites, three reception rooms, bespoke garden room and stunning rear garden. The accommodation in full comprises: entrance porch, hallway, bow window fronted sitting room with log burner, bow window fronted lounge with an open fire, dining room, garden, fitted kitchen, breakfast room, utility room, main bedroom has a dressing room and modern en-suite shower room, second double bedroom has an en-suite shower room, two further bedrooms and a stylish bathroom suite. Outside ample parking to the front is provided via a roll in roll out driveway, substantial detached garage to the side and a stunning landscaped rear garden. Windrush is warmed via a gas fired central heating system and benefits from double-glazing throughout.





## GROUND FLOOR

Access to Windrush is taken via the entrance porch and through to an inner hall having stairs up the first floor. To the left is a spacious sitting room, this elegant room is perfect for relaxation featuring a bespoke fireplace with a log burner, side windows, bow window to the front elevation, wood flooring, coving and curved radiator. Stepping across the hallway to the lounge, the principal reception room to this home with a bow window to the front elevation, open fire within a slate surround, two side windows, wood flooring, coving and a set of double doors with parliament hinges open up into the dining room. A formal dining space with built in bookcase, wood flooring is open into the hand built timber garden room. The perfect room to enjoy views over the garden has a set of French doors out onto the patio and wooden flooring. The kitchen is fitted with a range of hand painted units, contrasting Granite work surfaces with matching up-stands to complement, under set sink/drain, integrated dishwasher, space for a range style cooker, rear window, built in microwave, tiled floor, and a built in pantry. Opening through to the breakfast room with a matching tiled floor, French doors open onto the rear garden and a fitted dresser unit. Off the breakfast room is a useful utility room with fitted units, inset sink/drain, side window, wine chiller and wall mounted central heating boiler.





## FIRST FLOOR

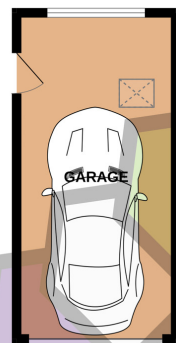
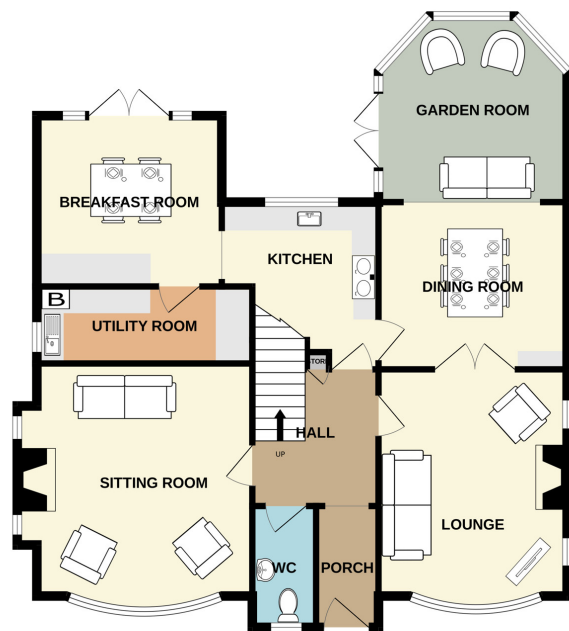
The first floor accommodation is accessed from the landing with a bifurcated stairway and natural light added via two sun tubes. At the first floor the generously proportioned main bedroom has a bow window to the front elevation and two side windows. Access to a dressing room with fitted wardrobes, and a stylish modern three piece shower en-suite. The second double bedroom has fitted wardrobes, dresser, bow window to the front elevation and a three piece en-suite shower room. Double bedroom three is positioned to the rear of the property offering a pleasant view over the rear garden. Ideal as a home office this fourth bedroom features a partly vaulted ceiling with picture window to the front elevation and built in storage. The family bathroom is expertly tiled, fitted with a white three piece suite, two frosted rear windows, towel warmer/radiator and built in storage.



## OUTSIDE

To the front the roll in roll out driveway offers ample off road parking for several vehicles and access to the side garage. Established laid areas with planted borders and mature hedging to the boundaries. The fully enclosed rear garden is a gardeners delight and affords a southerly aspect, shaped lawn areas are bordered with well planted borders, rockery with a water feature, extensive paved patio areas are perfect for outdoor entertaining, fencing or hedging to the boundaries and access to the garage. A substantial brick built garage has a remote control up and over sectional door, rear window, Velux roof light, side door, power and light points.

GROUND FLOOR



1ST FLOOR



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