



LAWRENCE ROONEY
ESTATE AGENTS



**The Martingales, Farriers Fold, Gill Lane, Walmer Bridge, Preston, Lancashire PR4 5DR
£850,000 - Freehold**



PROPERTY DESCRIPTION

Exciting opportunity to acquire this most attractive new build detached property (nearing completion) set within a gated courtyard accessed via a private lane. Positioned within this new development of only three distinctive properties that affords a secluded semi-rural location within easy reach to the village amenities of Walmer Bridge. The Martingales is a stunning detached residence with accommodation arranged over three inviting levels, approximately 2500 sq ft, comprising: open porch, hallway, integral single garage, lounge, fabulous open plan living kitchen with media wall, utility room, cloakroom, plant room, main bedroom with a dressing room and en-suite bathroom, four/five bedrooms and a four piece family bathroom. Outside garden areas, integral single garage and the courtyard will also have visitor parking spaces. Built with some of the latest energy saving technology including, solar panels, underfloor heating (to the ground floor), air source heat pump and a MVHR system. A simply outstanding family home offered for sale with NO CHAIN DELAY.

Ground Floor: Access to the Martingales is via the open porch, stepping into the entrance hall having a tiled floor and a Oak staircase with black metal spindles leads to the first floor landing. To the right the principal reception room is a spacious lounge having two front facing windows, underfloor heating, network points and space for a log burning stove. Across the rear of the property is the perfect family space with a stylish fitted kitchen, dining and sitting areas. A tiled floor with underfloor heating spans across this space, two sets of patio doors open out onto the rear garden, the sitting area has a media wall with network points, fitted kitchen with integrated appliances and island/breakfast bar counter. Access into a large utility room with a plant room and W.C. From the hallway is access into the integral garage with remote control sectional door.

First Floor: At the first floor double doors from the first floor landing open into an impressive main bedroom with an opening through to a dressing room and four piece ensuite featuring a free standing bath. Across the landing the second bedroom is serviced by a three piece en-suite shower room, bedroom three offers a pleasant view out over the fields to the rear of the property, bedroom four would make a useful study and the four piece family bathroom also features a freestanding bath.

Second Floor: To the second floor there are a two further bathrooms with Velux roof lights and both access to a three piece shower room.

Outside: Approach to the property is via a courtyard to a dedicated driveway. The rear comprises a lawn, patio composite fencing to the boundaries and a view over fields at the rear.

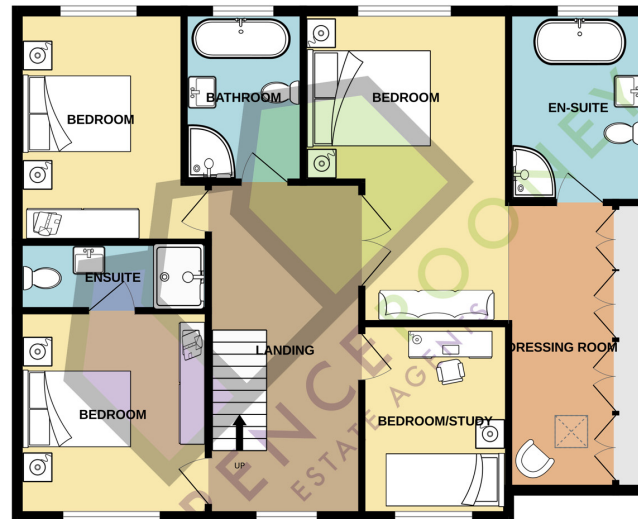
POINTS OF INTEREST

- Captivating Detached Residence
- Gated Courtyard Setting
- Semi Rural Location
- Bathroom & Three En-Suite
- Integral Single Garage
- Five/Six Bedrooms
- Impressive Main Bedroom & Dressing Room
- Open View To The Rear
- Hardwired Cat 6 Network Ports
- Fibre Internet Connection
- Oak Staircase With Black Metal Spindles
- Solar Panels, Air Source Heat Pump & MVHR
- Underfloor Heating To The Ground Floor

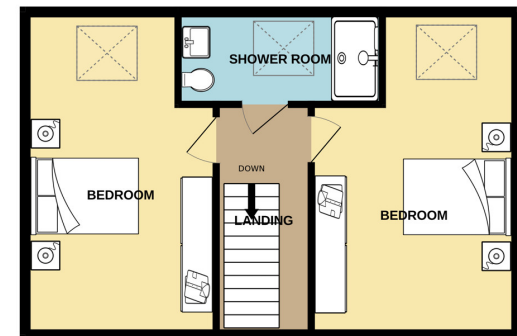
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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