



**LAWRENCE ROONEY**  
ESTATE AGENTS

29 Townlea Close, Penwortham,  
Preston, Lancashire PR1 0NY

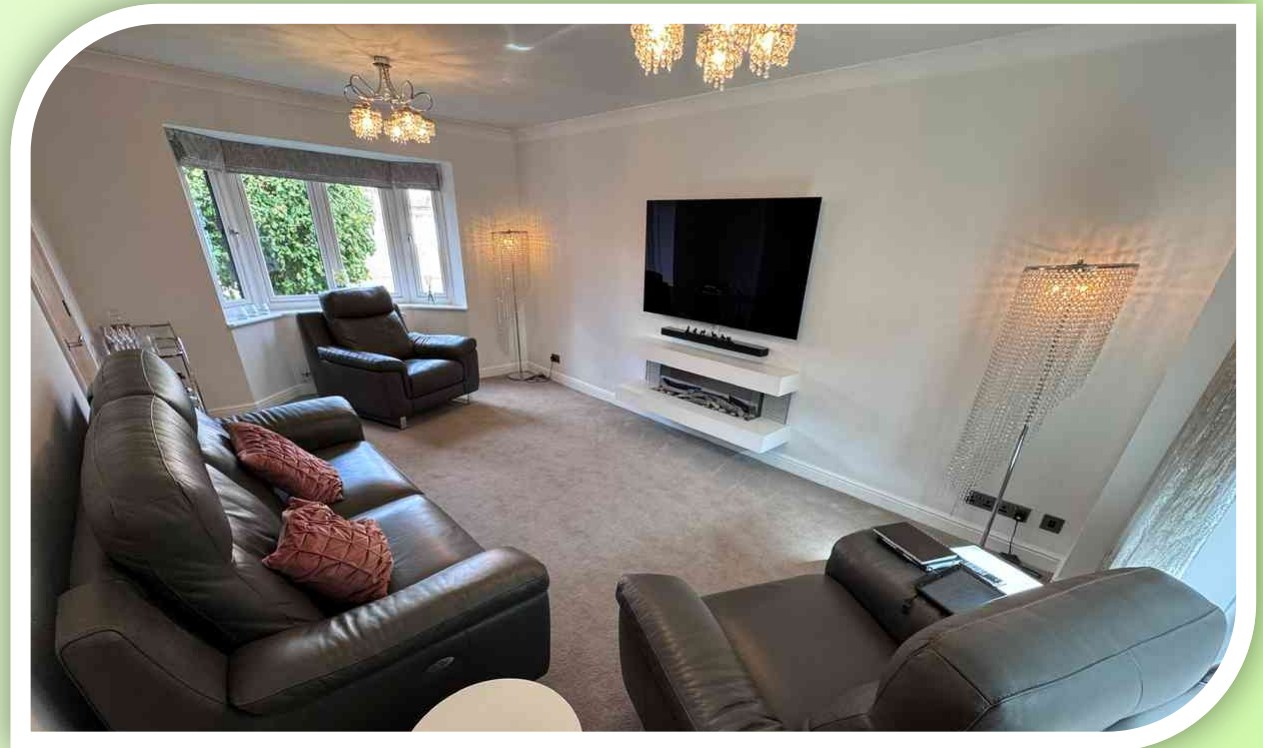
£495,000

## **29 Townlea Close, Penwortham, Preston, Lancashire, PR1 0NY**

**Simply outstanding modern detached family home positioned within this sought after cul-de-sac having four double bedrooms and three reception spaces.**

- Outstanding Modern Detached
- Stylish Presentation Throughout
- Four Double Bedrooms
- Sought After Cul-de-Sac Location
- Bathroom, En-Suite & Shower Room
- Fully Enclosed & Private Rear Garden
- Attached Double Garage

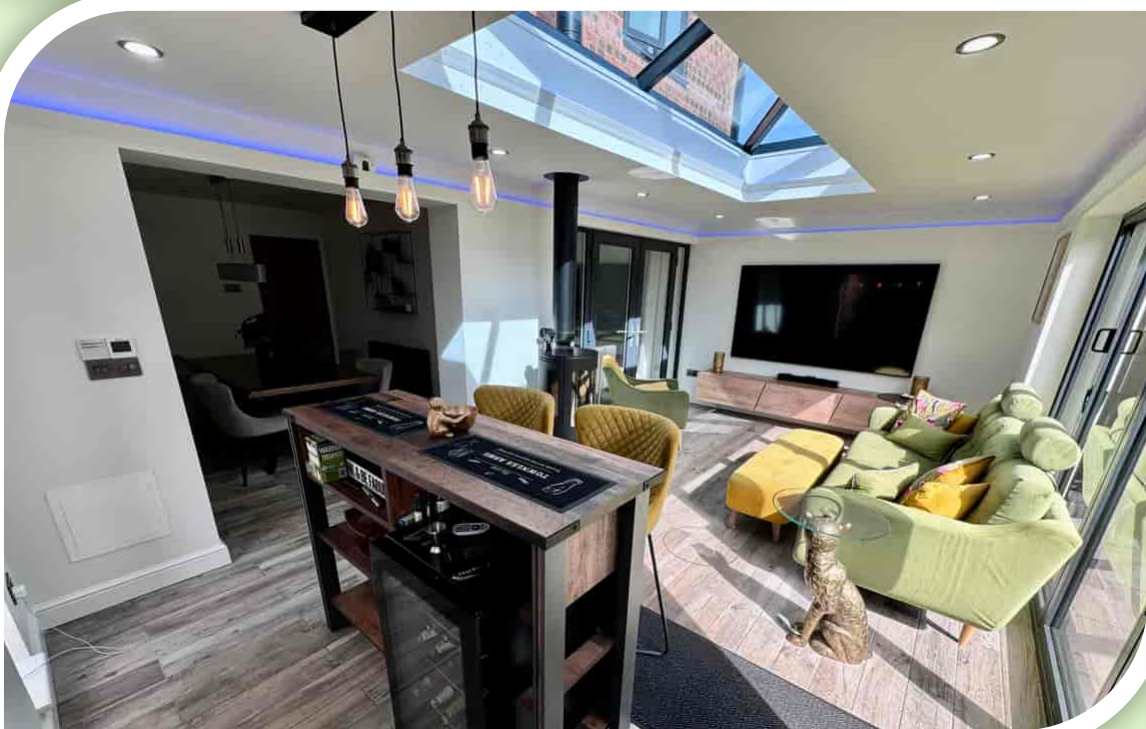
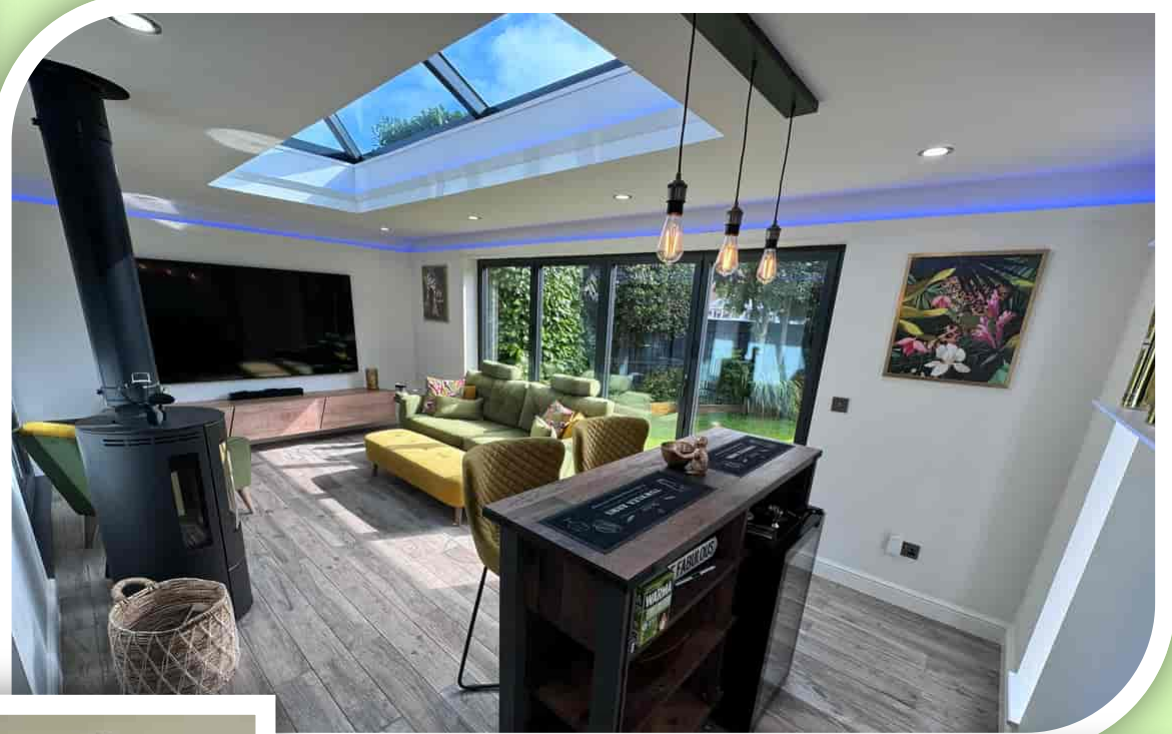
Simply outstanding modern detached family home positioned within this sought after cul-de-sac having four double bedrooms and three reception spaces. Beautifully presented and finished throughout this property is situated within easy reach to amenities, reputable schools and transport links. The living accommodation is arranged over two levels in a flowing floor plan just perfect for modern day family life, comprising: open storm porch, entrance hallway, ground floor shower room, spacious bay fronted lounge, striking modern open plan kitchen with island counter and dining area, stunning orangery with bi-fold doors and log burner and a useful utility room. To the first floor the main bedroom has a walk in wardrobes and en-suite shower room, a further three bedrooms and family bathroom. Outside to the front the extensive driveway can accommodate three/four vehicles with access to the attached garage and garden area. The fully enclosed rear garden has a paved patio, lawn and a raised deck ideal for outdoor entertaining. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is a must to fully appreciate this superb family home.





## GROUND FLOOR

Access to the property is taken via the entrance hallway, Oak staircase with glass balustrade leads to the first floor, wood effect tiled floor and access to the reception spaces. To the left the spacious lounge is the principal reception room having a bay window to the front elevation, French doors to the rear lead into the orangery, wall mounted electric fire and radiators. The dining area is open plan to the striking fitted kitchen and also through into the rear orangery, the wood effect tiled floor flows through all these spaces with the orangery having underfloor heating. The expertly fitted kitchen features a large island counter with Quartz worktop, breakfast bar and inset downdraft induction hob. Under set sink/drain, space for an American style fridge/freezer, integrated dishwasher, built in oven, combination microwave, warming drawer, vertical radiator, rear window, access to a useful utility room and an interesting panelled elevation. Open through to the orangery, ideal for relaxing and entertaining this room has a lantern style roof light, side windows, led light trough and bi-fold across the rear opening out onto the rear garden.





## FIRST FLOOR

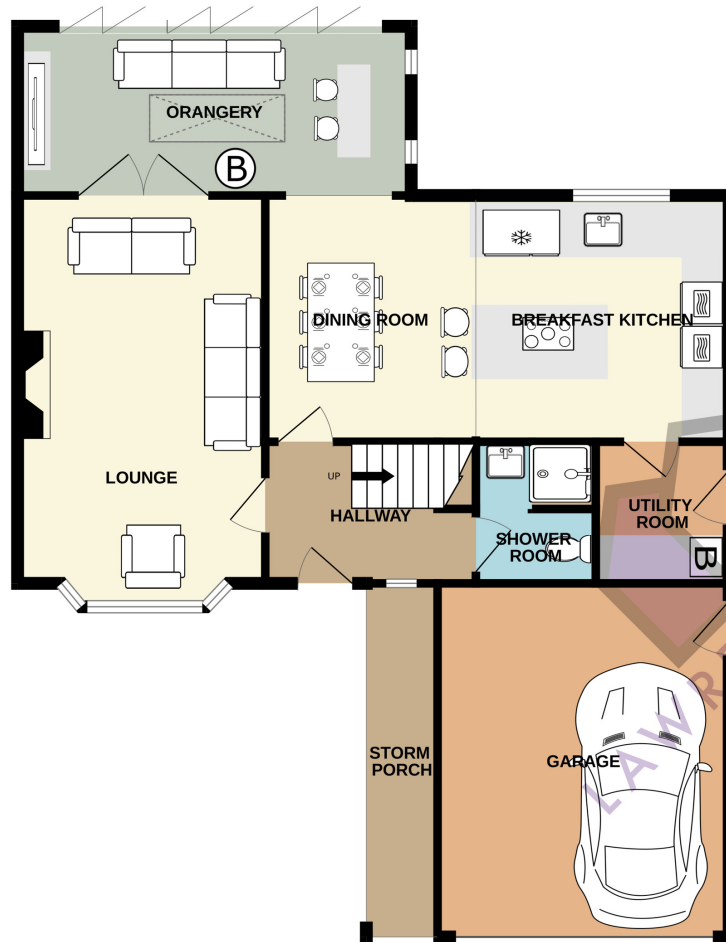
The private spaces are accessed from the first floor landing having a front window and glass balustrade. The main bedroom has dual elevation window, walk in wardrobe and access to a modern three piece en-suite shower room. The second bedroom is accessed through an archway off the landing having a side window and porthole style front window. The remaining two double bedrooms are positioned to the rear of the property. A family bathroom is fitted with a white three piece suite comprising: corner bath, vanity unit with wash hand basin and a low level W.C.



## OUTSIDE

To the front an extensive driveway has off road parking spaces and access to the attached garage with a remote control sectional front door, lawn to the front and side lawn with planters. The fully enclosed rear garden is laid to lawn, raised planter borders with lighting, paved patio, fencing to the boundaries and a raised deck with artificial grass is perfect for outdoor entertaining.

GROUND FLOOR



1ST 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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