



**LAWRENCE ROONEY**  
ESTATE AGENTS

7 Orchard Lane, Longton, Preston,

Lancashire PR4 5AX

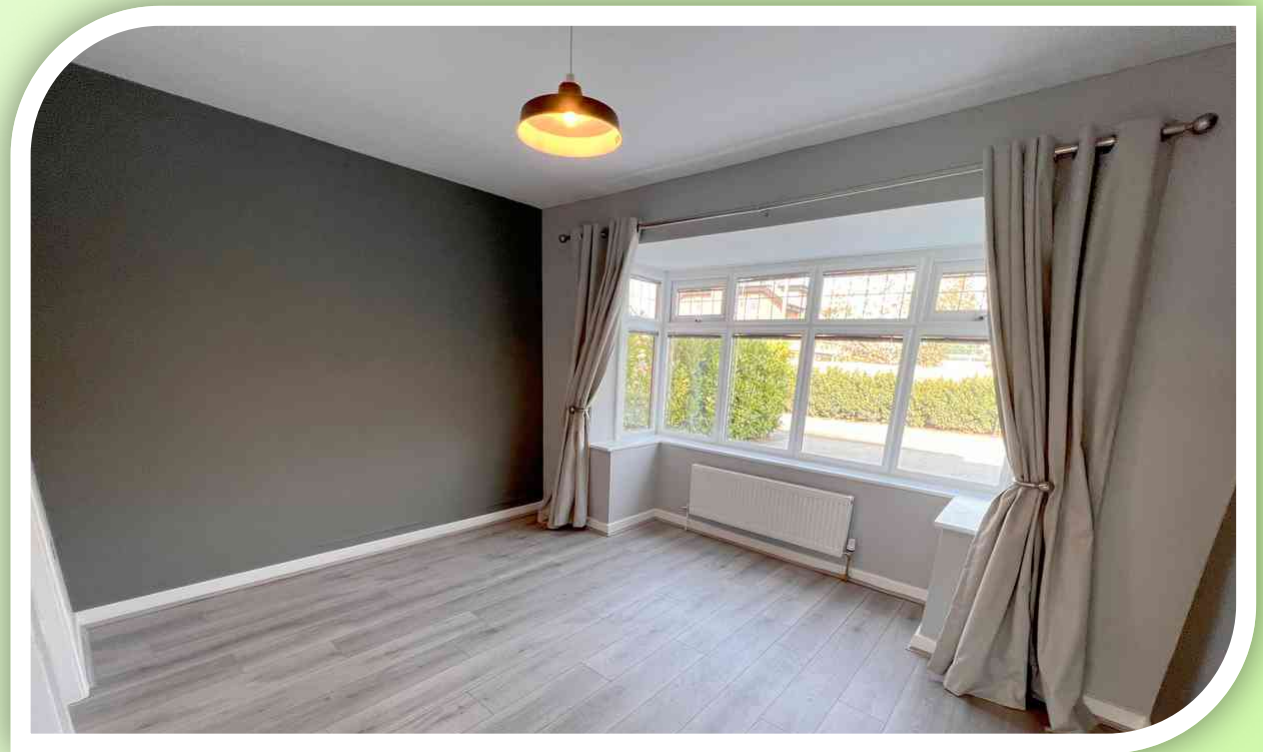
£560,000

# **7 Orchard Lane, Longton, Preston, Lancashire, PR4 5AX**

## **Superb modern detached family home located in a sought after private lane within Longton Village centre**

- Superb Modern Detached Property
- Unique & Versatile Family Home
- Four Bedrooms & Two Storey Annexe
- Stunning Open Plan Family Area
- Stylish Modern Kitchen & Bathrooms
- Three En-Suites & Luxury Bathroom
- Prestigious Village Location
- NO CHAIN DELAY

Positioned within this sought after private lane and offered for sale with NO CHAIN is this unique and versatile modern detached property. This superb family home is all but a short walk from the many village amenities Longton has to offer but also reputable schools and transport links. The skillfully extended living accommodation is arranged over ground and first floors offering a wealth of interchangeable living and private spaces currently utilised as: four bedrooms, stunning open plan family room, three bathrooms and a two storey side annexe, however has the potential to be easily converted into one single dwelling. An internal inspection is the only way to fully appreciate the well presented and most deceptive living spaces that comprise: entrance porch, hallway, bay fronted ground floor bedroom with an en-suite shower room, striking fitted breakfast kitchen open plan to an impressive family room with bi-folding doors, utility room, cloakroom, master bedroom with a Juliet balcony and en-suite shower room, luxury bathroom suite featuring an oval free-standing bath, second bedroom having fitted wardrobes and a further bedroom would be ideal as a study. A side extension forms a two storey annexe accessed from the existing hallway comprising: ground floor double bedroom with built in wardrobes and an en-suite wet room, stairs to a first floor lounge with fitted kitchen and a Juliet Balcony. Outside the front driveway has off road parking for three cars, to the rear a fully enclosed low maintenance garden that faces south west.





## GROUND FLOOR

Access to accommodation is taken via the double-glazed porch opening into the hallway having stairs to the first floor landing, tiled floor and access to the annexe. Immediately to the right is a bay fronted ground floor double bedroom (originally the lounge) with built in wardrobes and access to a modern three piece en-suite shower. The highlight of this home has to be the stunning fitted kitchen being open plan into a most impressive family room which is warmed via an underfloor heating system. The kitchen is fitted with a stylish range of high gloss finish units, island counter has Quartz worktop and matching work surfaces, twin integrated fridge/freezers, two built in 'Neff' ovens, warming drawer and microwave, integrated dishwasher, built in wine chiller, under set sink and a most useful walk in pantry. The family area is the perfect space for modern family life offering interchangeable spaces and a five metre span of bi-folding doors across the rear elevation open up to the garden. Just off the family room is a generous and well appointed utility room, side porch and cloakroom.





## FIRST FLOOR

To the first floor the landing has access to the private spaces and pull down ladder to a fully boarded loft. The master bedroom is positioned to the rear of the property with an excellent range of fitted wardrobes, French doors open to a Juliet balcony and there is a three piece en-suite shower room. Next the luxury bathroom, features a free standing slipper bath, his & hers wash hand basin, low level W.C and expertly tiled elevations. To the front is a bay fronted double bedroom having built in wardrobes fitted across one wall. The remaining bedroom would be ideal as a study or nursery.

## ANNEXE

Stepping through from the hallway an inner hall has stairs to the first floor and into the ground floor bedroom. This bedroom has built in storage, wardrobes and access to a spacious, well appointed and practical wet room. At the first floor of the annexe there is a fitted kitchen, space for a dining table and a lounge area with French doors that open to a Juliet balcony.



## OUTSIDE

The front offers off road parking for three cars on an imprinted concrete driveway. The fully enclosed rear faces south west, having a continuation of the imprinted concrete to form a patio area, artificial lawn, fencing/hedging to the boundaries, hot and cold external taps, hardstanding for a shed and planted borders.

GROUND FLOOR



1ST FLOOR

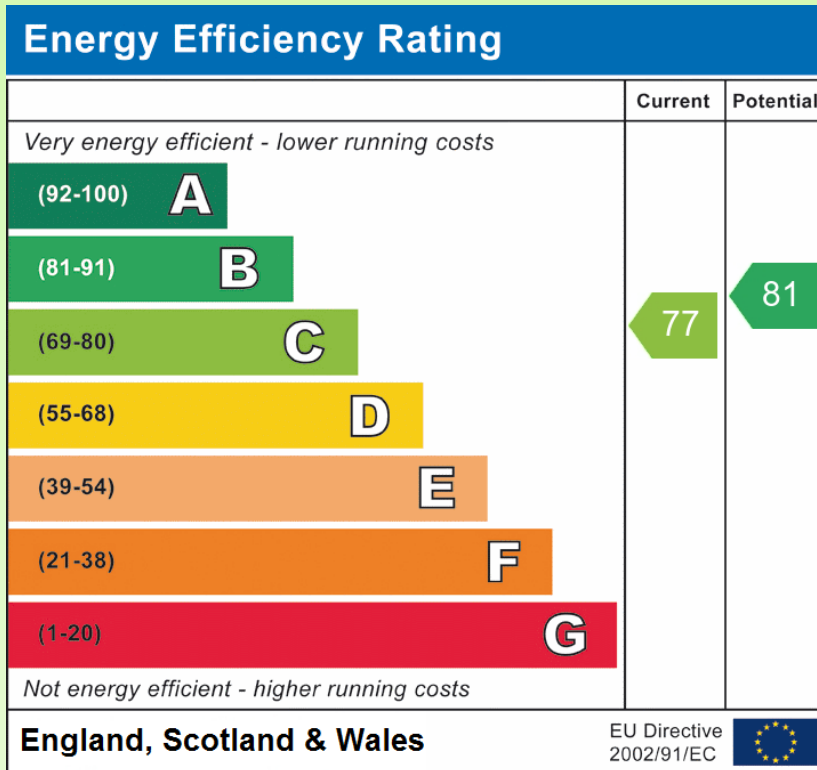


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