



LAWRENCE ROONEY
ESTATE AGENTS

Ivydene, Knoll Lane, Little Hoole,
Preston, Lancashire PR4 4TB

£550,000

Ivydene, Knoll Lane, Little Hoole, Preston, Lancashire, PR4 4TB

Individually designed and built modern detached property positioned on this sought after country lane.

- Individual Modern Detached
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Country Lane Setting
- Open View At The Rear
- Detached Double Garage
- Open Plan Living/Family Kitchen
- Extensive Driveway & Attached Garage
- Council Tax Band G
- NO CHAIN DELAY

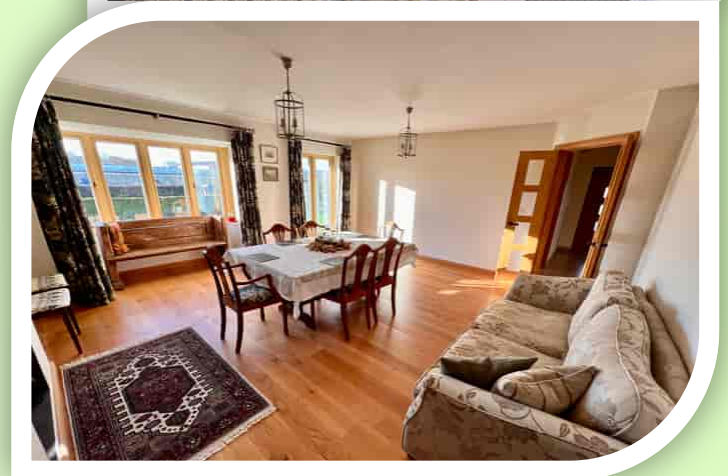
Individually designed and built modern detached property positioned on a sought after country lane offering: four double bedrooms, extensive driveway, open plan family kitchen, open view at the rear and offered for sale with NO CHAIN DELAY. Beautifully presented throughout this bespoke home has spacious living and private spaces over ground and first floors arranged in a flowing floor comprising: open side porch, entrance hallway, office/living room, sitting/dining room, breakfast kitchen open plan to a family room, utility room, cloakroom, principal bedroom has fitted wardrobes and an en-suite wet room, a three further double bedrooms and a four piece bathroom suite. Outside the extensive driveway offers off road parking for several vehicles, detached double garage, established front garden area and the rear garden garden backs on to fields. An internal inspection is highly advised to fully appreciation this unique family home.

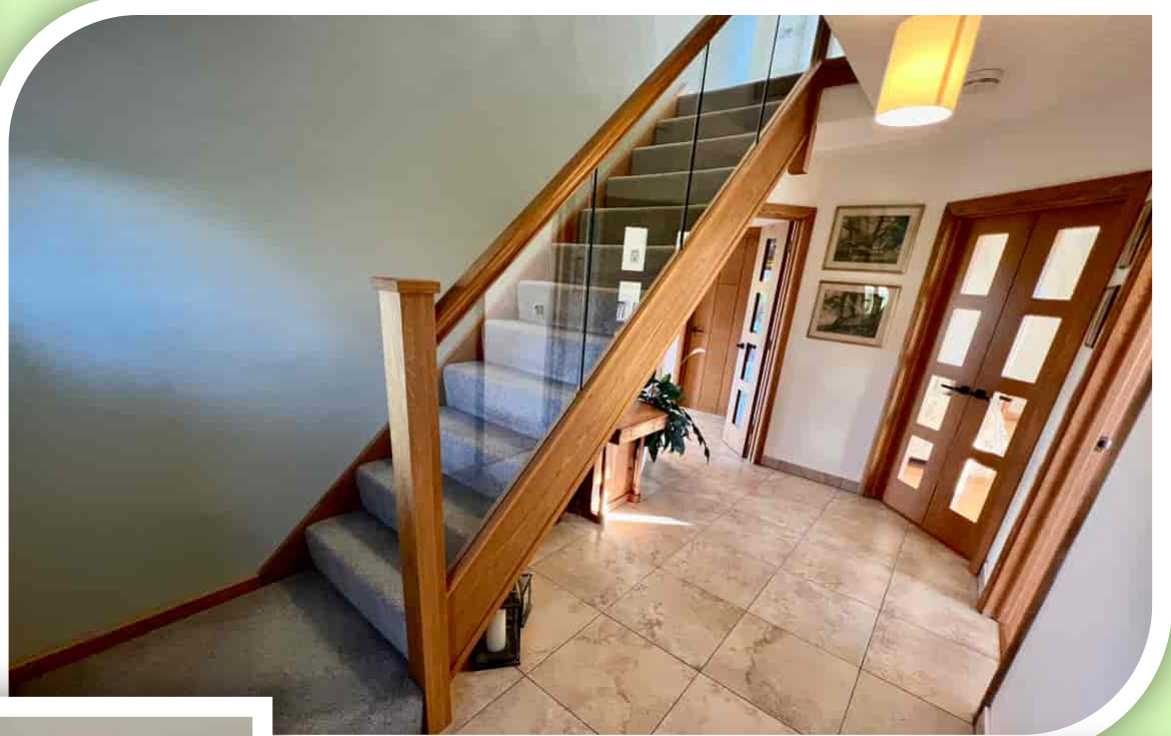




GROUND FLOOR

Access to the property is via the open side porch, stepping into the entrance hallway with a Oak staircase with glass panels, port hole style side window and a tiled floor. First room on the right is a bay fronted reception space ideal as a home office or living room with an engineered Oak floor and under floor heating. Cross corner double doors open into the sitting/dining room, this spacious reception space features a bay window, floor to ceiling double -glazed front window, fireplace and underfloor heating beneath the Oak flooring. A further set of Oak double doors from the hallway open into the kitchen and family room, the breakfast kitchen is fitted with an excellent range of units, work surfaces and breakfast bar to complement, inset sink/drainers, double oven, hob and a tiled floor. Open to a family room with Oak flooring, set of French doors, floor to ceiling side window and under floor heating. Off the kitchen is a useful utility room and cloakroom.





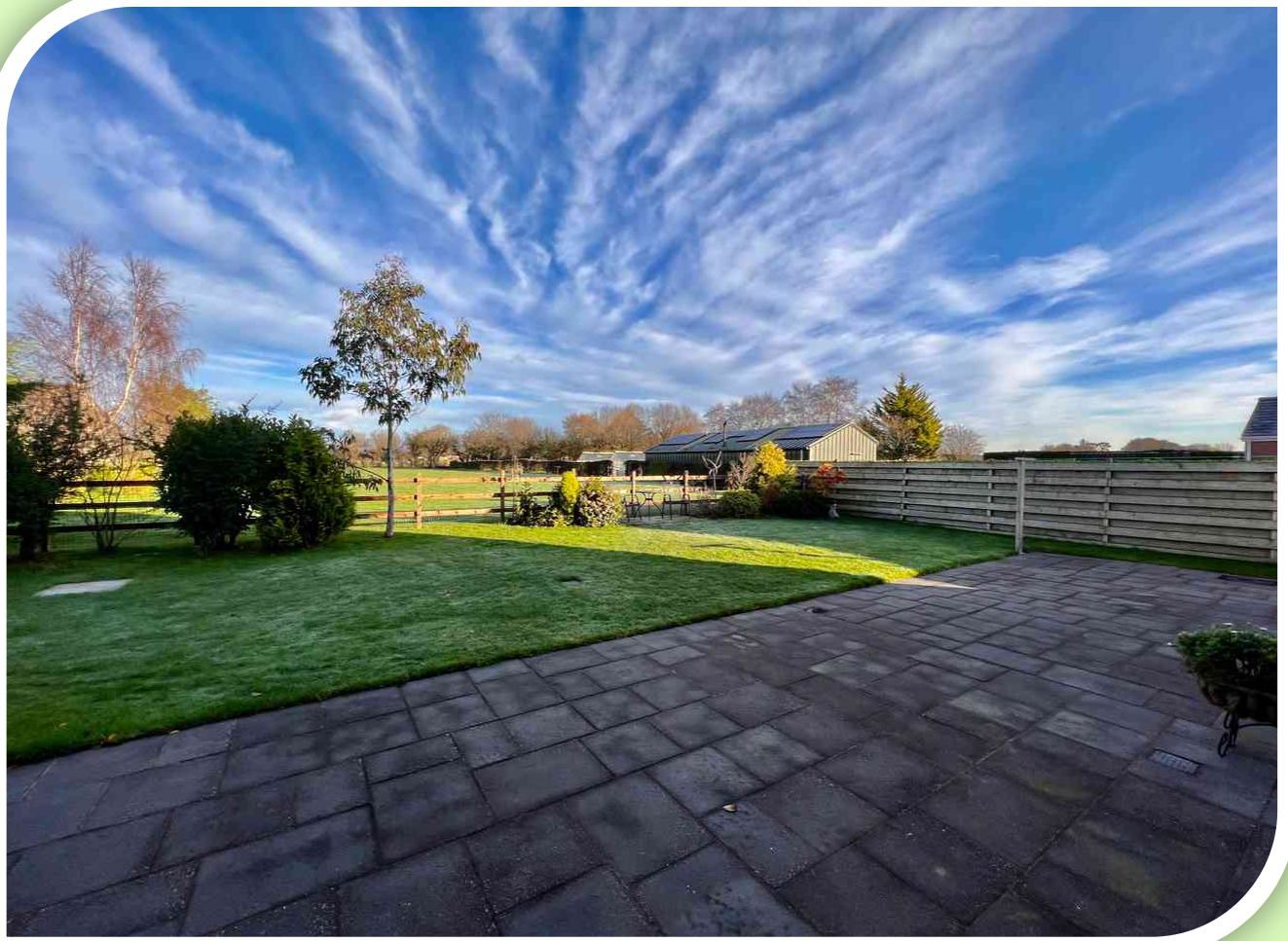


FIRST FLOOR

Across the first floor are four double bedrooms, bathroom and an en-suite shower room. The generously proportioned principal bedroom has fitted wardrobes to the one wall and access to a stylish modern three piece en-suite wet room. The the modern bathroom is fitted with a four piece suite comprising: panelled bath, shower cubicle, vanity wash hand basin incorporates a wash hand basin and a low level W.C.

OUTSIDE

To the front the extensive paved driveway offers off road parking spaces for several vehicles and access to the detached double garage. Established front garden is laid to lawn with planted border and hedging to the boundaries. The rear garden backs onto fields and is laid to lawn with planted border, paved patio area and an external boiler room.



SIDE PORCH

HALLWAY

LIVING ROOM/OFFICE

10' 9" x 12' 6" (3.28m x 3.81m)

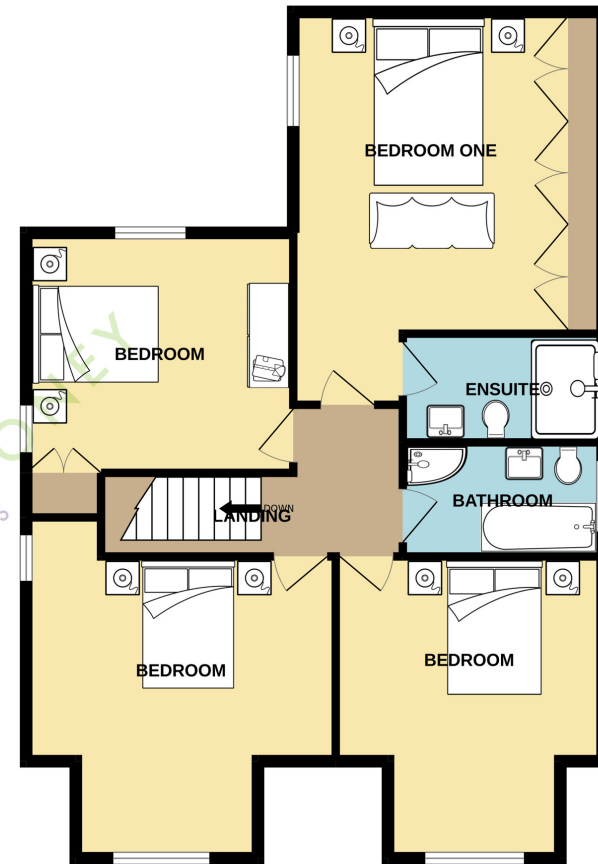
SITTING/DINING ROOM

16' 3" x 16' 2" (4.95m x 4.93m)

GROUND FLOOR



1ST FLOOR

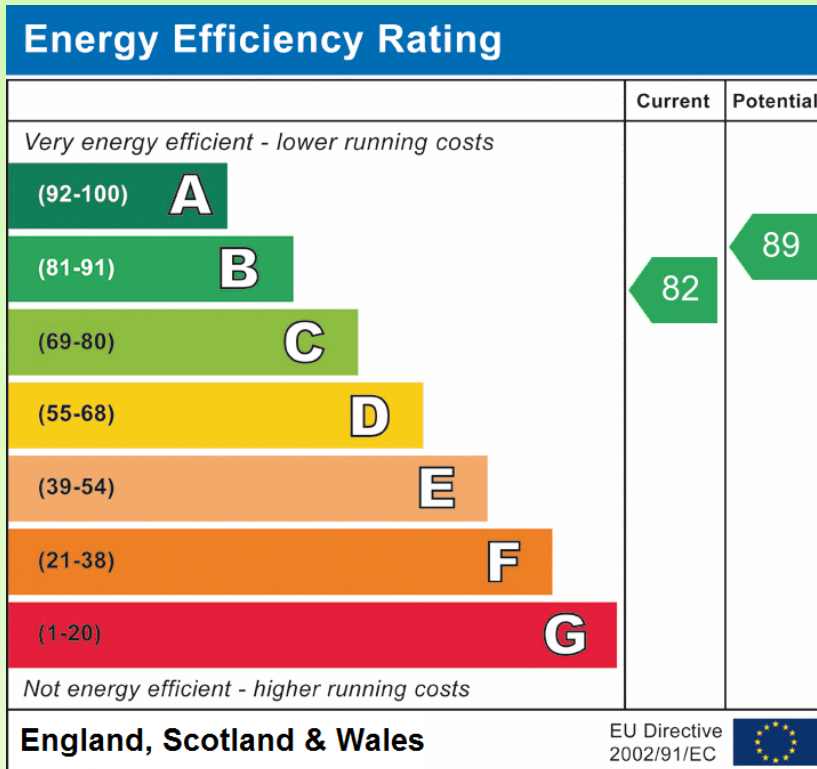


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022

Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.



Lawrence Rooney Estate Agents
 78 Liverpool Road, Preston, Lancashire PR4 5PB
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK