



LAWRENCE ROONEY
ESTATE AGENTS

12 Jubilee Road, Walmer Bridge,
Preston, Lancashire PR4 5QY

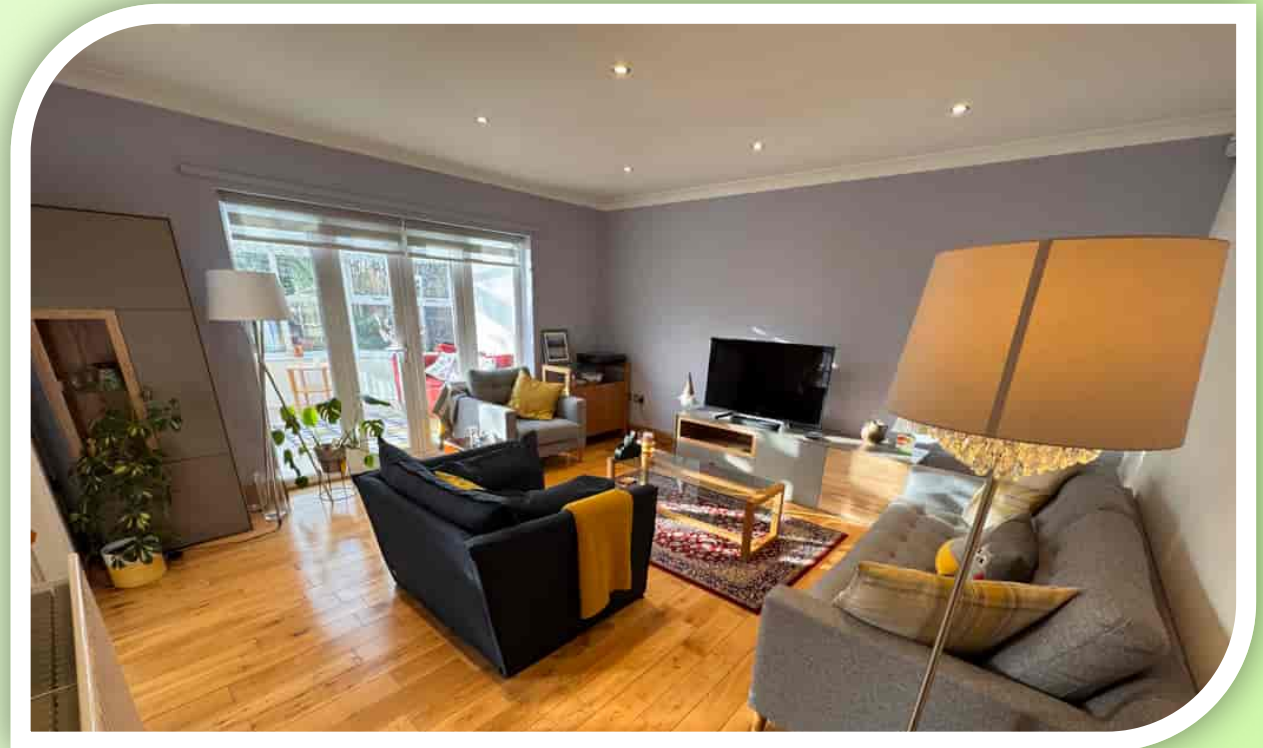
£410,000

12 Jubilee Road, Walmer Bridge, Preston, Lancashire, PR4 5QY

Most attractive detached family home built by 'Redrow' located on a popular residential development within the village of Walmer Bridge.

- Modern Detached Property
- Sought After & Convenient Location
- Four Bedrooms
- En-Suite & Bathroom
- Enclosed Corner Plot
- Integral Double Garage & Driveway
- Stylish Fitted Kitchen
- Conservatory
- Council Tax Band E

Executive detached house built by 'Redrow' located on a popular residential development within the village of Walmer Bridge. Conveniently placed within walking distance to the local amenities, schools, transport links and a short walk from the 'Brick Croft' nature reserve. Beautifully appointed throughout the spacious living accommodation is arranged in a flowing floorplan just perfect for modern day family life and briefly comprises: entrance hallway, cloakroom, study, rear lounge, conservatory, dining/sitting room open plan into a stylish fitted kitchen, utility room and integral double garage. To the first floor the main bedroom has fitted wardrobes and an en-suite shower room, three further bedrooms and a modern family bathroom. Externally the property boasts a corner position with fully enclosed garden areas to the side and rear elevations, driveway with space for approximately four vehicles. Viewing is highly advised to fully appreciate this stunning family home.





GROUND FLOOR

Access to the property is via the entrance hall having stairs to the first floor, doors to the lounge, kitchen and access to the bow fronted study and ground floor cloakroom. To the rear a spacious lounge had a solid wood floor, double-glazed french doors with side panels open into the conservatory having a side door onto the gardens and a tiled floor. Double doors from the lounge open into a dining/sitting area which is open plan into a stunning kitchen, fitted with an excellent range of high gloss finish units, contrasting Quartz work surfaces with matching up stands and window reveals also forms a breakfast bar. 'Neff' appliances include: induction hob with extractor canopy over and feature splashback, oven, combination oven/microwave, warming drawer, inset double sink/drainers with 'Quooker' instant hot water tap and space for an fridge/freezer. Off the dining area there are double-glazed french doors opening out onto the rear decking. From the kitchen is a useful utility room has space for laundry appliances, external side door and access into the double garage.





FIRST FLOOR

At the first floor the main bedroom has a bow window, fitted wardrobes and access to a expertly tiled three piece en-suite shower room that comprises a step in shower cubicle, vanity unit incorporating a wash hand basin and a W.C. The second double bedroom also has built in wardrobes, a further two bedrooms are to the rear of the property and a stylish modern bathroom is beautifully tiled being fitted with a shower bath, vanity unit with wash hand basin and a W.C.

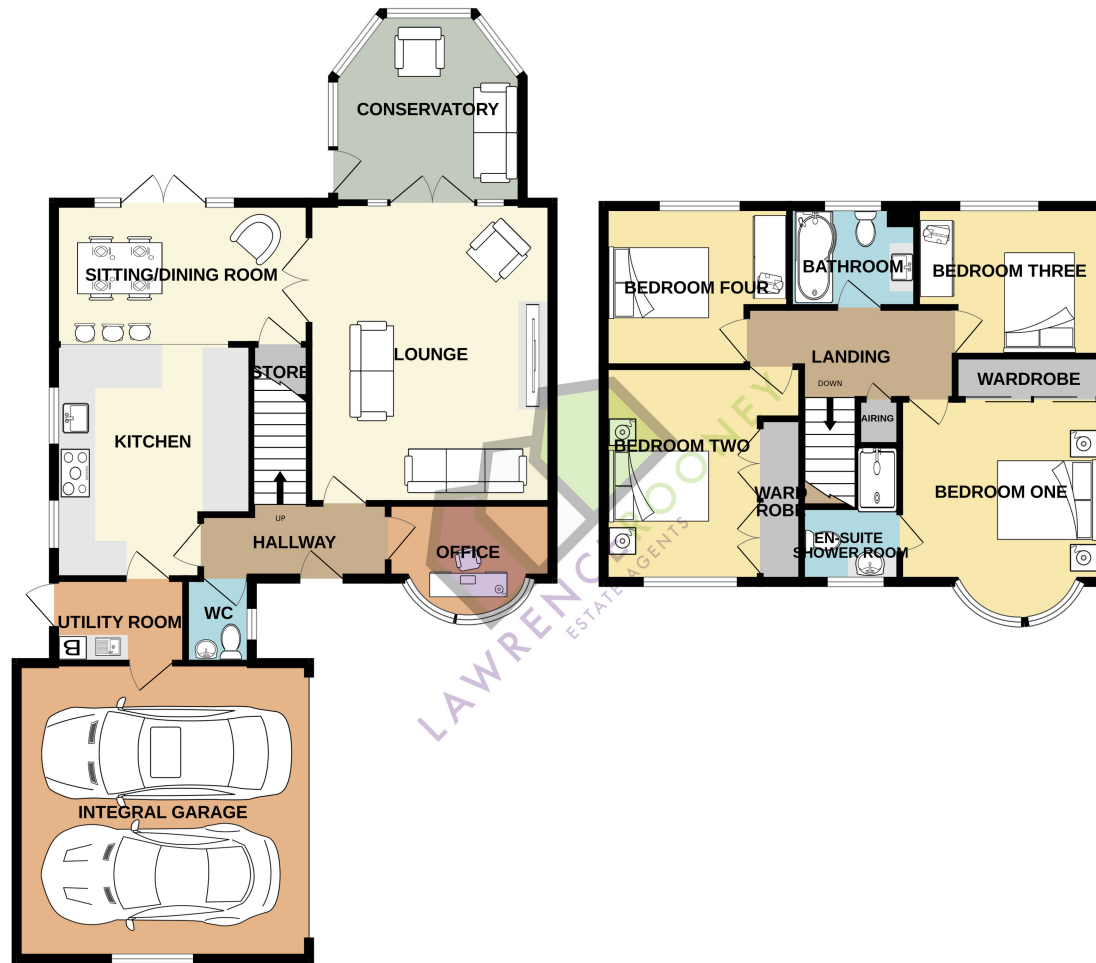


OUTSIDE

To the front extensive driveway offers off road parking for several vehicles and access to the attached double garage. There are garden areas to the side and rear elevations having the benefit of being fully enclosed, the rear garden has a decked area ideal for outdoor entertaining, lawns, paved pathways and raised planted beds.

GROUND FLOOR

1ST FLOOR

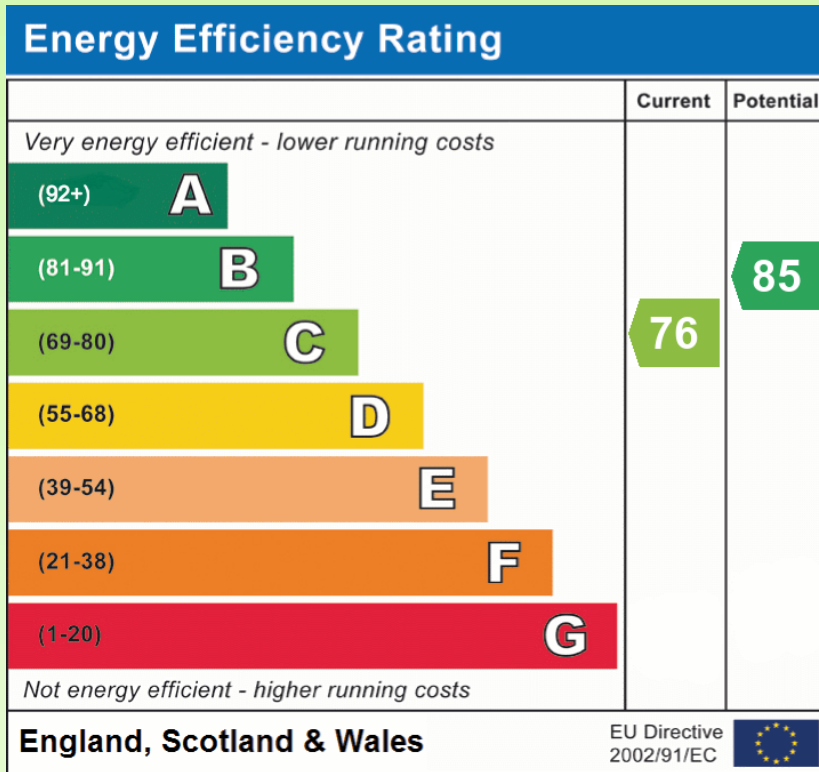


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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