



LAWRENCE ROONEY
ESTATE AGENTS

1 Tolsey Drive, Hutton, Preston,

Lancashire PR4 5SH

£445,000

1 Tolsey Drive, Hutton, Preston, PR4 5SH

Most deceptive and versatile detached property boasting a stunning rear garden and garden room.

- Deceptive & Versatile Detached Property
- Two/Three Bedrooms
- Sought After & Convenient Location
- Stunning Rear Garden
- Impressive Open Plan Living Kitchen
- Bathroom & En-Suite Shower Room
- Garden Room & Gazebo
- Three / Four Reception Spaces
- Driveway & Garage
- Council Tax Band E

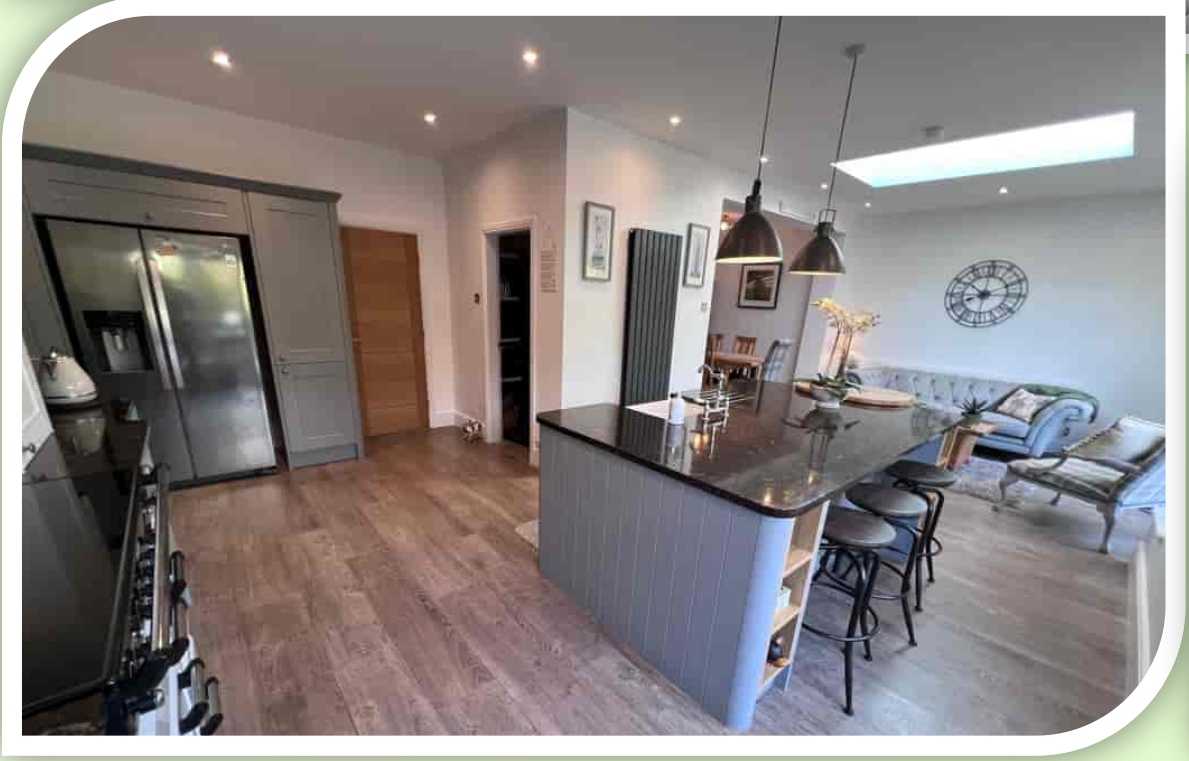
Very deceptive and beautifully presented double bay fronted detached property positioned on this sought after tree lined avenue. Offering versatile living and private spaces this superb home boasts a delightful rear garden with garden room and a gazebo ideal for outdoor entertaining. The living accommodation is arranged over ground a first floors briefly comprising: entrance porch, hallway, bay fronted lounge with a log burner, bay fronted sitting room or ground floor bedroom, cloakroom, dining room open into a sitting area in turn open plan to a stunning breakfast kitchen with island counter, useful pantry, main bedroom with fitted wardrobes, en-suite shower room, second double bedroom with fitted wardrobes and a modern three piece bathroom. Outside extensive driveway to the front offers ample off road parking, gated side access to the garage. At the rear a delightful and established garden has spaces to entertain or relax, garden room, gazebo and the benefit of being fully enclosed. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout.





GROUND FLOOR

The accommodation is accessed via French doors to the front and into the hallway having stairs up to the first floor and opening to an inner hallway. The principal reception room has a bay window to the front elevation, side window, log burner with wooden mantel over, two ceiling light points and wood effect flooring. Across the hallway a bay fronted sitting room which could also serve as a ground floor bedroom. Off the inner hallway is a two piece cloakroom, doorway into a dining room which is open plan to a sitting area with French doors opening into the rear garden, lantern style roof light and wood effect flooring, open plan to: stunning breakfast kitchen expertly fitted with an excellent range of units and an island counter, granite worktops to complement, underset Belfast sink, space for a range style cooker, French doors out onto the rear patio, vertical radiators and access to a useful pantry.





FIRST FLOOR

At the first floor are two double bedrooms, bathroom and en-suite. The main bedroom has fitted wardrobes across one wall, side window and a Velux roof light, access to: three piece en-suite shower room fitted with a corner shower cubicle, pedestal wash hand basin and low level W.C. Across the landing is a second double bedroom with side window, Velux roof light and fitted wardrobes. The bathroom comprises: panelled shower bath, wall hung vanity unit with wash hand basin and a low level W.C.



OUTSIDE

At the front imprinted concrete driveway offers ample off road parking, hedging to the boundaries and gated access to the side for access to the garage and rear garden. The rear garden is a delight featuring lawns, well stocked and established borders, water feature, patio area with brick built benches, paved pathway leads to a further circular paved patio area, path leads to further garden areas laid to lawn planted with mature shrubbery and tree specimens. The garden also features a timber gazebo with paving and light points, for when the weather is inclement there is an insulated garden room, with side windows, French doors and skylight, which would suit a wide variety of uses such as entertaining, home office, gym or hobby room.

INTERIOR PORCH

GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.




TOTAL FLOOR AREA: 1698 sq.ft. (157.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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