



LAWRENCE ROONEY
ESTATE AGENTS

Ashbrook, Saunders Lane, Hutton,
Preston, Lancashire PR4 5SA

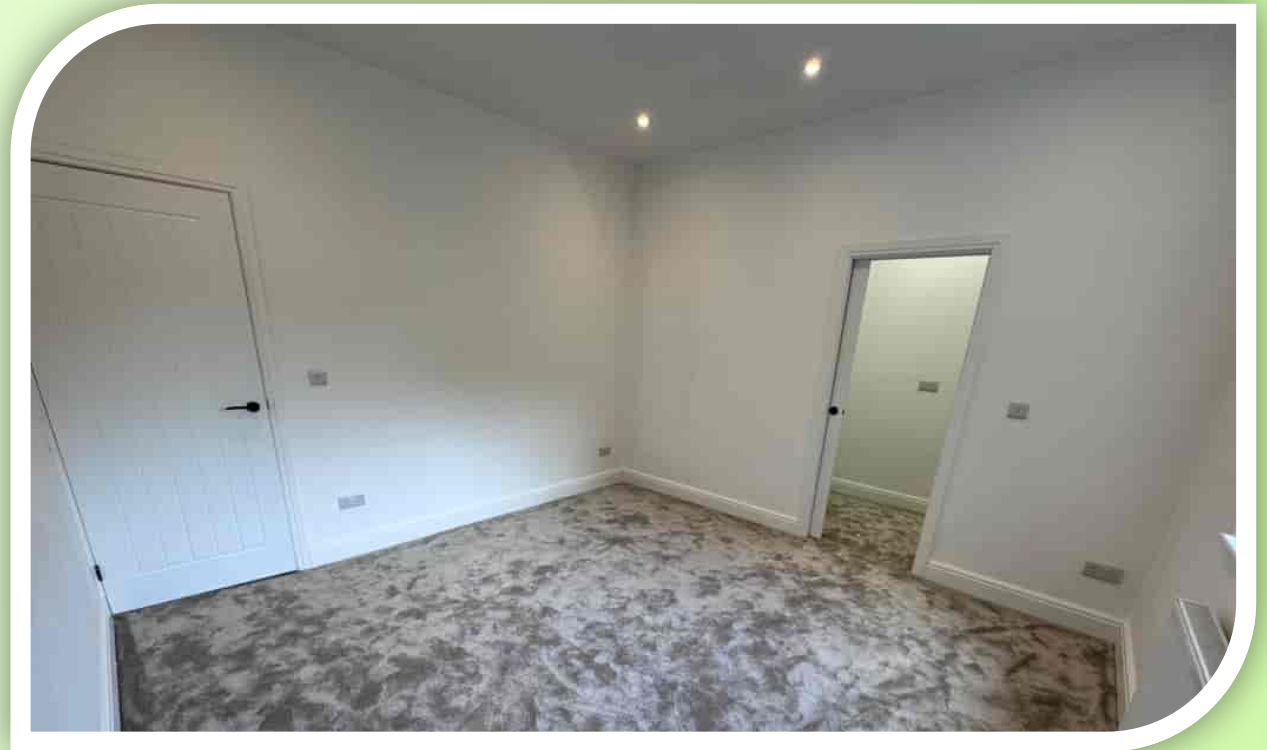
£499,950

Ashbrook, Saunders Lane, Hutton, Preston, PR4 5SA

Skillfully extended and beautifully presented detached true bungalow standing in a large plot offered for sale with NO CHAIN DELAY.

- Detached True Bungalow
- Two/Three Bedrooms
- Beautifully Presented & Finished Throughout
- Stunning Open Plan Dining Kitchen
- NO CHAIN DELAY
- Bathroom & En-Suite
- Approximately 0.20 Acre Plot
- Detached Garage & Workshop/Office

Striking detached true bungalow standing within a generous plot offered for sale with NO CHAIN DELAY. Ashbrook has been the subject of an extensive renovation and skillfully extended to create a most versatile property. Conveniently placed for access to local amenities, schools and transport networks this beautifully presented home comprises: entrance porch with a vaulted ceiling, hallway, bay fronted bedroom or reception room, bay fronted main bedroom with an en-suite shower room, further double bedroom with a walk in wardrobe, four piece bathroom suite, impressive open plan reception room with fitted kitchen having a glazed gable end, sliding patio doors and access to a useful utility room. Outside the extensive driveway can accommodate several vehicles detached garage has a useful attached workshop or even a home office, established rear garden is not directly overlooked. Ashbrook is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing is a must to fully appreciate.

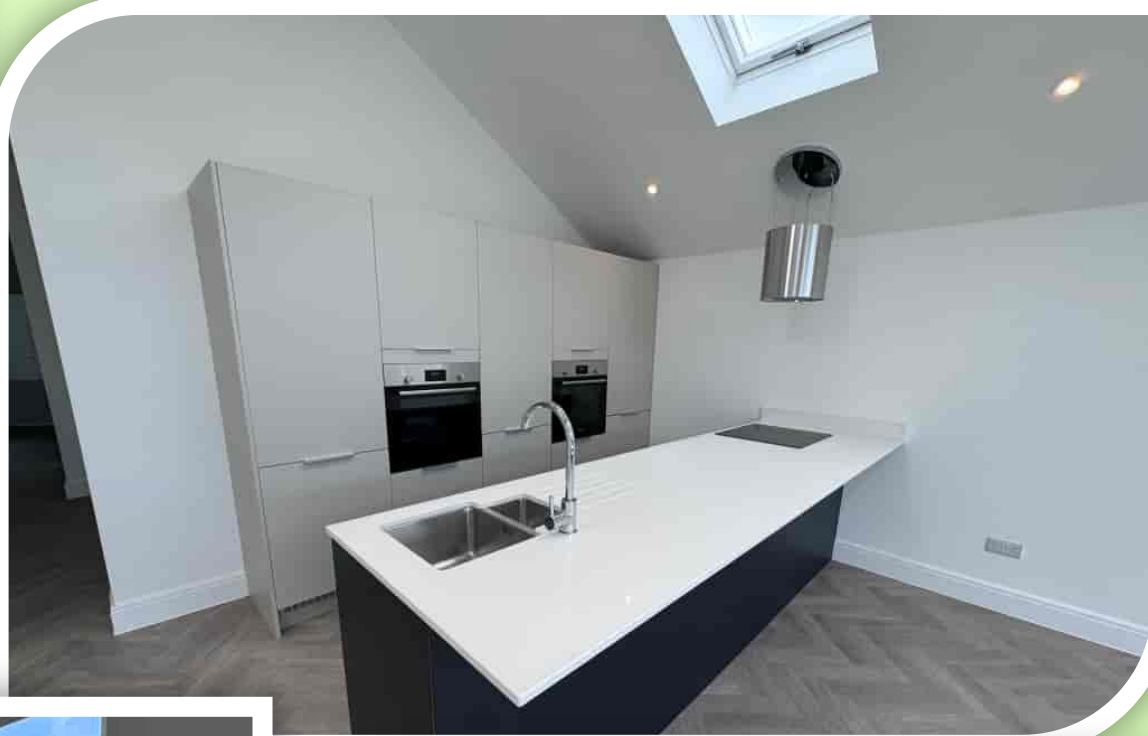




RECEPTION

Access to Ashbrook is taken via the interesting porch with vaulted ceiling and shaped top light. The versatile floor plan allows for a more formal lounge with bay window if desired or further double bedroom. To the rear of the property the most impressive open plan room with vaulted ceiling offers a fitted kitchen and spaces for dining, relaxing and dining. A herringbone style floor flows throughout this space, four Velux roof lights add abundance of natural light, glazed gable end with sliding patio doors open out onto the rear garden. Off the kitchen is a useful utility room.







PRIVATE SPACES

The main bedroom is to the front of the property featuring a bay window and access to a three piece en-suite shower room. The second double bedroom has a side window and sliding door into a walk in wardrobe. Across the hallway the expertly tiled bathroom is fitted with a four piece suite featuring a free standing bath.



OUTSIDE

To the front the extensive driveway can accommodate several vehicles and leads to the detached garage and rear garden. The established rear garden features an extensive paved patio area, lawn with planted borders, water feature, mature hedging to the boundary and timber shed. The detached garage has a useful attached workshop or potential home office.

GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

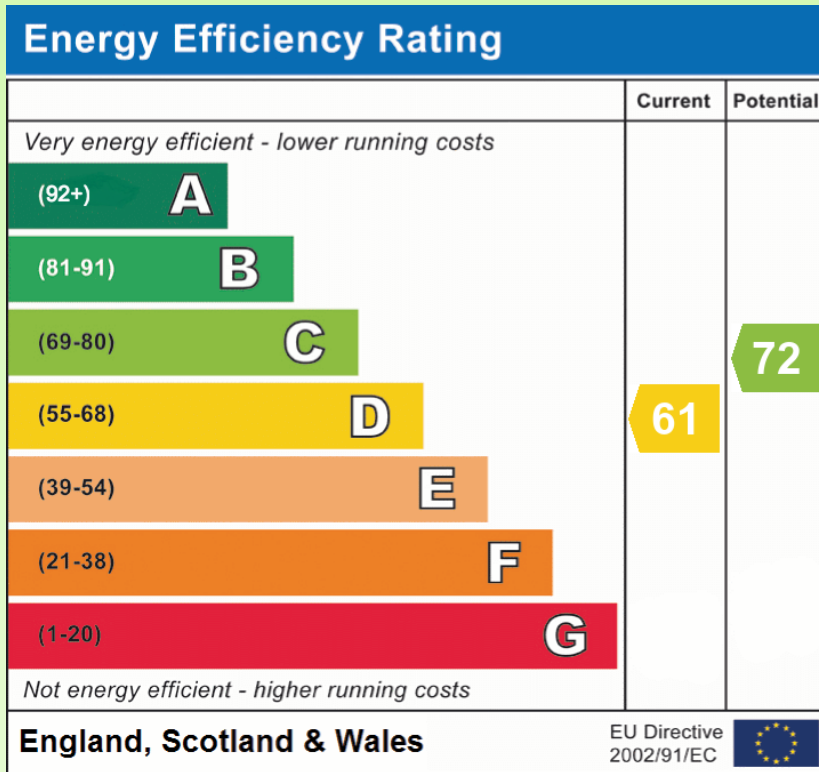
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