



LAWRENCE ROONEY
ESTATE AGENTS

104 Chain House Lane, Whitestake,
Preston, Lancashire PR4 4LB

£399,950

104 Chain House Lane, Whitestake, Preston, Lancashire, PR4 4LB

Quite remarkable and extremely spacious semi-detached property offering four bedrooms, luxury bathrooms and four reception rooms.

- Impressive Family Home
- Four Bedrooms
- Luxury Bathroom & En-Suite
- Generous & Enclosed Rear Garden
- Four Reception Rooms & Study
- Useful Loft Room
- Approximately 1/3 Acre Plot

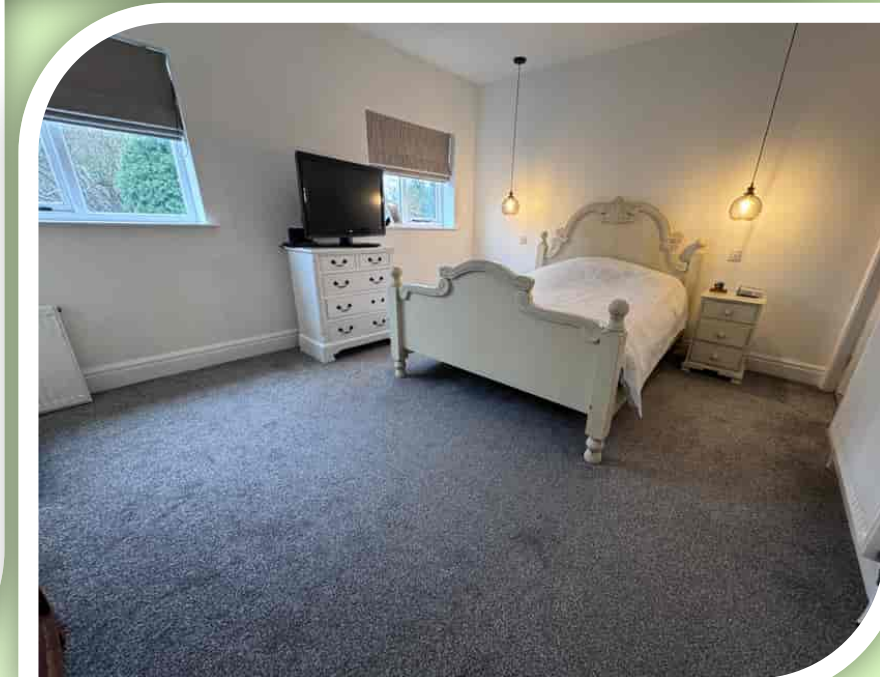
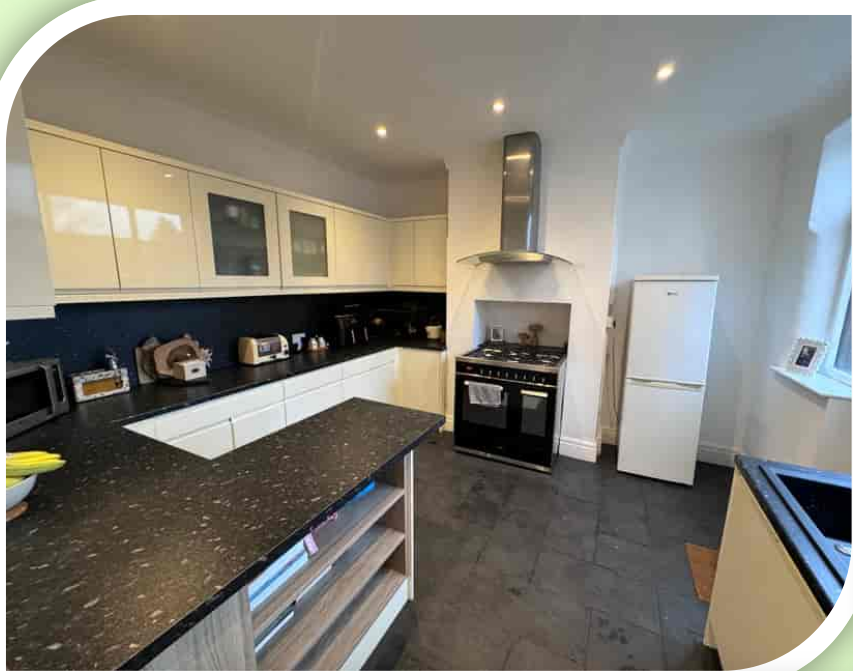
A most impressive and skillfully extended semi-detached family home that offers a wealth of living accommodation standing in a plot of approximately 1/3 of an acre. Situated within the village of Whitestake this superb family home is arranged over ground and first floors in a flowing floor plan ideal for modern day family life comprising: open porch, entrance hallway, study, bay fronted lounge, rear sitting room, open plan kitchen with dining area, utility room, master bedroom with an luxury en-suite shower room, a further three generous bedrooms and a stunning four piece family bathroom. Outside driveway to the front, extensive and fully enclosed rear garden with decking. Located within easy reach to the amenities and transport networks, an internal inspection is the only way to fully appreciate this extremely spacious property

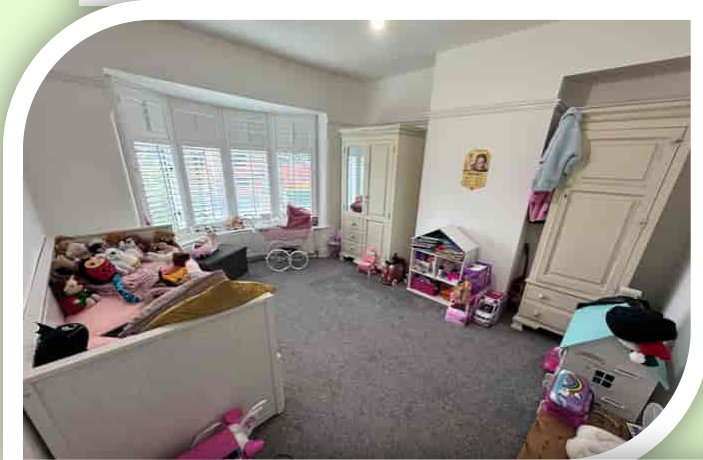
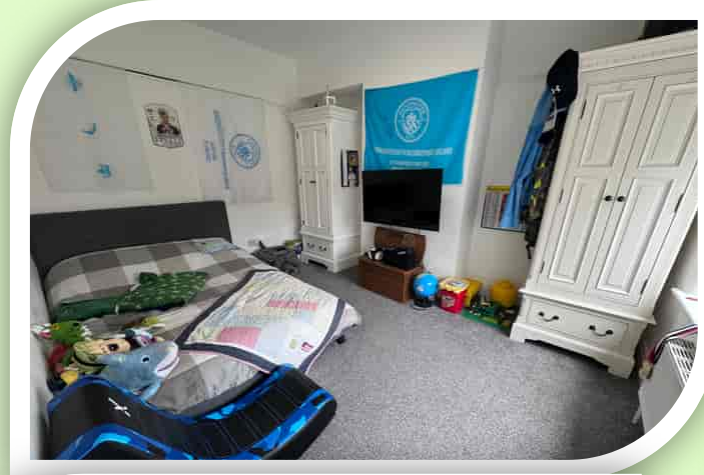




GROUND FLOOR

The accommodation begins with the open porch opening into the entrance hall having stairs up to the first floor. Beautifully decorated the hallway features paneled walls, LED lighting to the picture rail and herringbone patterned Karndean flooring. To the right a useful study is ideal for those working from home with a front window. Across the hall the sumptuous lounge has a bay window with bespoke shutters to the front elevation, gas fire within an attractive surround with tiled side inserts, column radiator and wall light points. Across the rear of the property the dining room has access through an open arch into a kitchen and access to the useful utility room. The kitchen is fitted with a wide range of high gloss finish units, contrasting works surfaces with breakfast bar to complement inset sink/drainage, space for a range style cooker and appliances. Double internal doors open into a rear sitting/family room, ideal for modern day family life this spacious room would suit a wide range of uses having dual elevation windows, French doors out onto the rear garden and access to a side hallway with





FIRST FLOOR

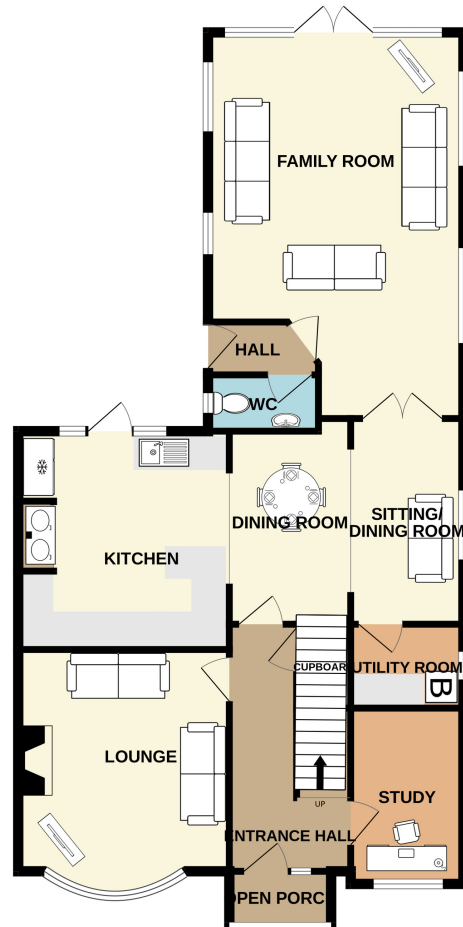
The landing has a continuation of the paneled walls and LED picture rail lighting. From the landing a space saving staircase has access to a useful loft room currently utilised as a play room but would suit other uses including an office. The spacious main bedroom has two rear facing windows and access to a beautifully tiled wet room en-suite shower room comprising: wet shower area, wall mounted vanity unit with wash hand basin and wall hung W.C. There are a further three double bedrooms which are serviced by a luxurious four piece family bathroom, fitted with a white suite having contrasting black fittings, free standing double end bath, illuminated display niches, ceiling coffer with feature lighting and beautifully tiled to complement.



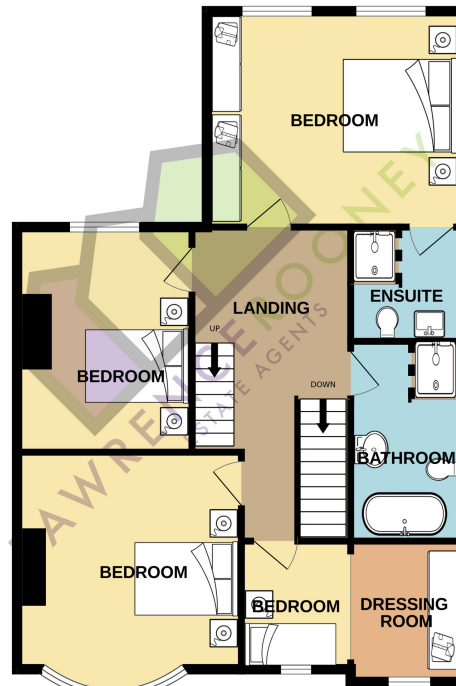
OUTSIDE

Driveway to the front has off road parking space for three cars. To the rear the extensive garden is fully enclosed featuring a large deck with feature railings ideal for outdoor entertaining, lawn vegetable plot, patio, shrub borders and a timber shed.

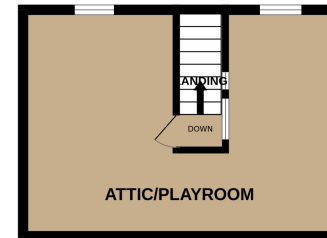
GROUND FLOOR



1ST FLOOR



2ND FLOOR

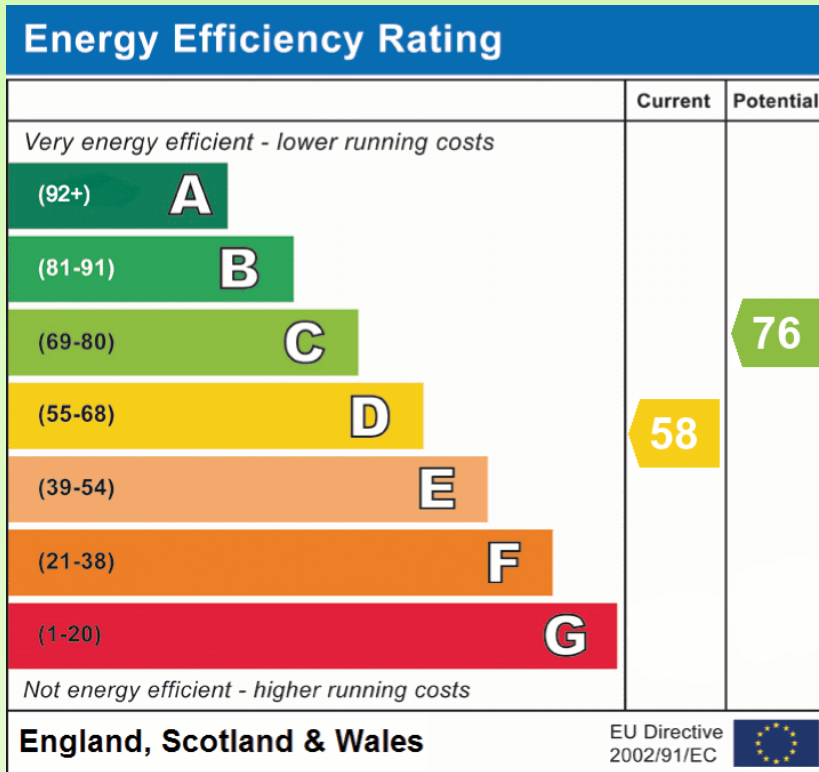


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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