



LAWRENCE ROONEY
ESTATE AGENTS

30 Hambleton Close, Longton,
Preston, Lancashire PR4 5DQ

£375,000

30 Hambleton Close, Longton, Preston, PR4 5DQ

Very well presented detached family home positioned within this peaceful cul-de-sac boasting four bedrooms, stunning kitchen and a fully enclosed rear garden.

- Modern Detached Family Home
- Sought After Cul-de-Sac Location
- Four Bedrooms
- Stylish Bathroom & En-Suite
- Open Plan Dining Kitchen
- Conservatory & Attached Garage
- Council Tax Band E
- Fully Enclosed & Rear Garden

Very well presented detached family home positioned within this peaceful cul-de-sac. The property is situated within easy reach to the village centre with living accommodation arranged over ground and first floors briefly comprising: an open porch, hallway, lounge, open plan dining kitchen, conservatory, utility room and cloakroom. To the first floor the main bedroom has fitted wardrobes and stunning en-suite shower room, a further three bedrooms and a modern family bathroom. Outside there is a double width driveway, attached single garage, at the rear there is a fully enclosed garden. A superb family home that benefits from double-glazing and is warmed via a gas fired central heating system. An internal inspection is highly advised.

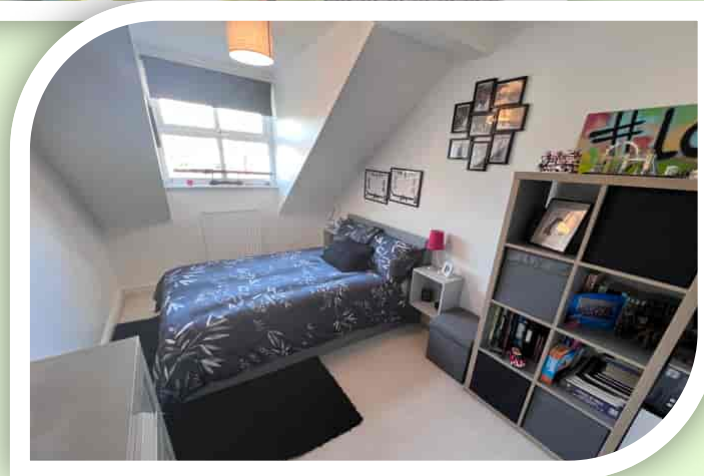




GROUND FLOOR

Access to the accommodation is via the open porch, stepping into the hallway having stairs up to the first floor, storage and wood effect flooring. To the left the principal reception room is the lounge having a hole in the wall style fire, radiator and two front facing windows. At the rear the stunning open plan dining kitchen is perfect for modern day family life and has access into a spacious rear conservatory. The kitchen offers an excellent range of fitted units, underset sink/drainer, granite work surfaces with breakfast bar to complement, five ring gas hob with extractor over, integrated appliances, rear window, wood effect flooring and coving. Opening into a useful utility room with fitted base units, underset circular sink, integrated laundry appliances, external side door and access to a ground floor W.C. Sliding patio doors from the dining area leads into a spacious double-glazed conservatory having a tiled floor and French doors lead out onto the rear gardens.





FIRST FLOOR

Across the first floor there are four bedrooms, en-suite shower room and a family bathroom. The main bedroom has two front windows, built in wardrobes and access to a stylish modern en-suite shower room comprising: expertly tiled elevations, walk in shower cubicle, vanity unit with wash hand basin and a low level W.C. There are three further bedrooms, two with built in wardrobes and the fourth bedroom also serves as a home office. The stylish bathroom is fitted with a modern white suite comprising: panelled shower bath, vanity unit with wash hand basin and a concealed cistern W.C. Wood effect tiled floor, ladder towel radiator and beautifully tiled to complement .



OUTSIDE

To the front the double width block paved driveway has space for two vehicles and access to the attached single garage. The fully enclosed rear garden is laid to lawn with planted borders, paved patio, fencing to the boundaries and to corner a raised deck is ideal for outdoor entertaining.

GROUND FLOOR

1ST FLOOR

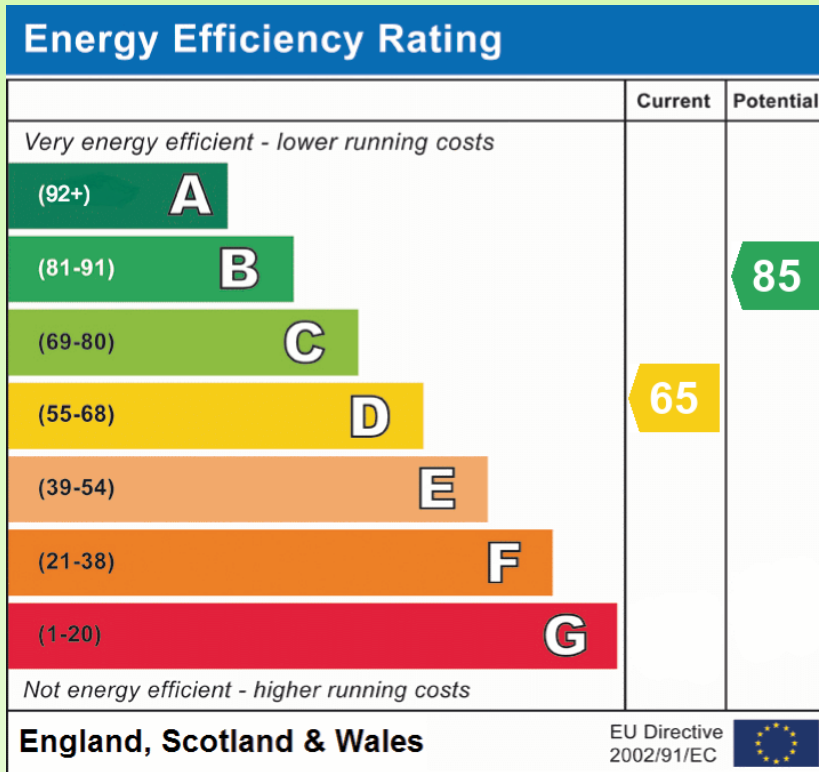


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