



17 Brookbridge Close, Walton-Le-Dale

Preston

£415,000



17 Brookbridge Close

Walton-Le-Dale, Preston

If you are looking for a family home with a incredible open plan family kitchen in a quiet road, this property could be your next home. Significantly extended by the current owners the open plan family kitchen at the back comfortably accommodates cooking, dining and relaxing overlooking the garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Incredible Open Plan Living Kitchen
- Extended Four Bedroom Detached
- Built by Jones Homes in 2019
- En-Suite & Downstairs WC
- Quiet, Cul-De-Sac Location
- Integral Garage
- Immaculately Presented
- Ideal Family Home

Entrance Hallway

Under stairs storage, stairs to first floor.

Downstairs WC

Two piece suite comprising of wall mounted wash hand basin and low level WC.

Open Plan Family Kitchen

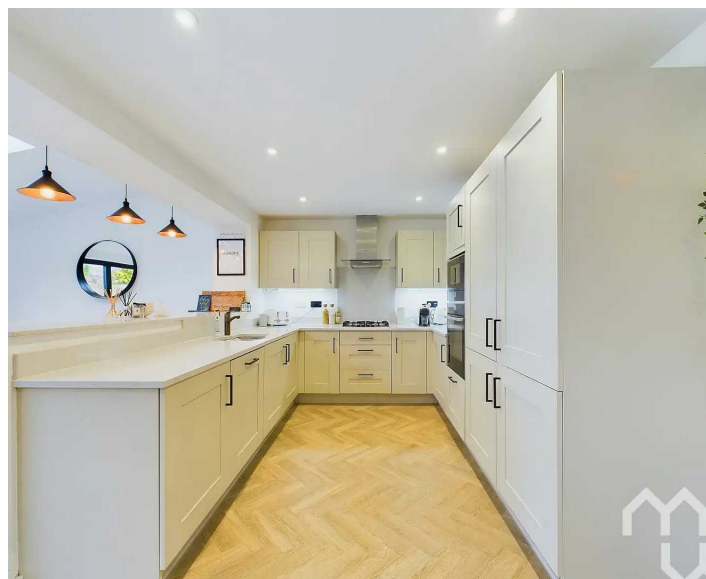
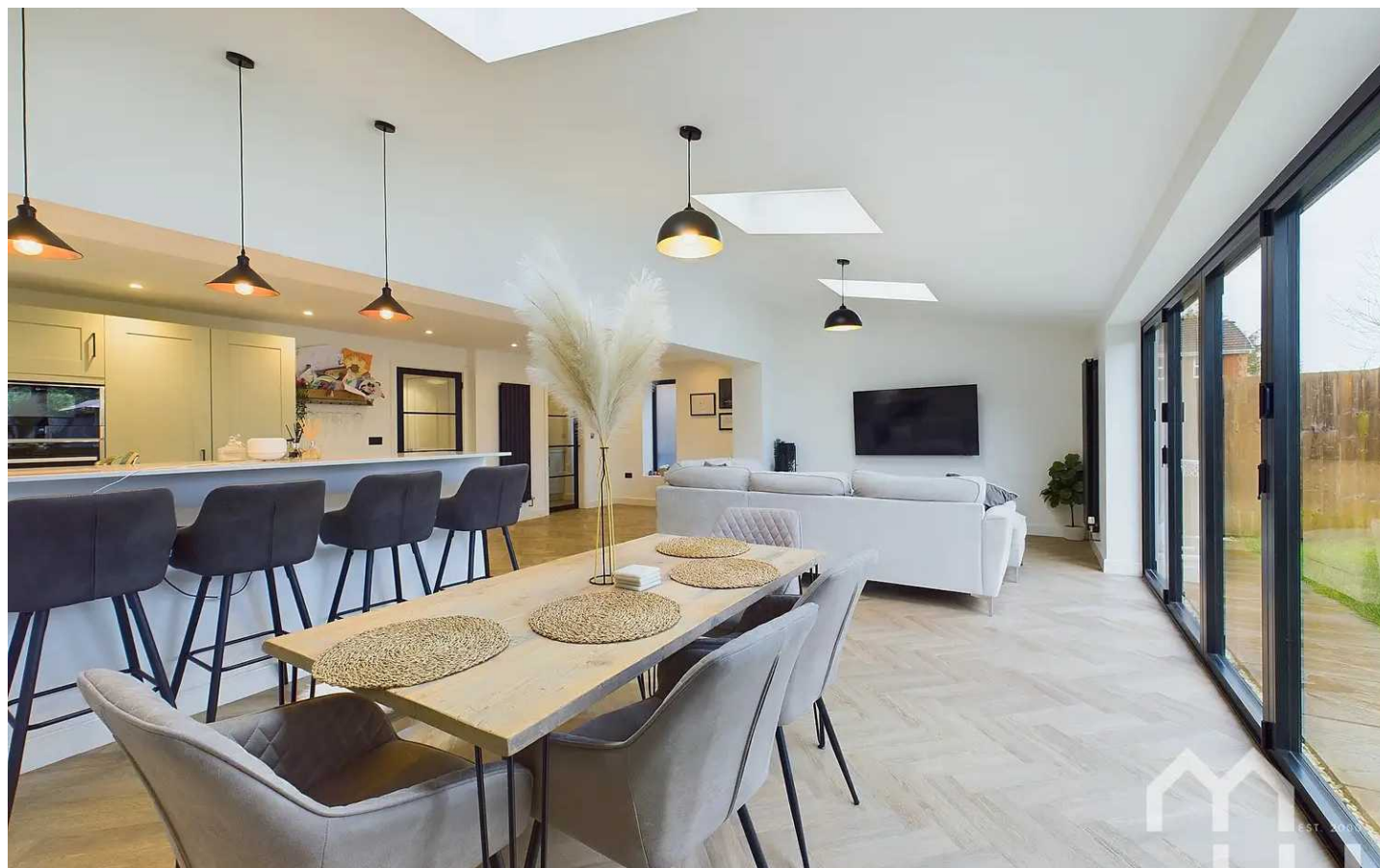
This incredible space has been significantly extended and offers three rooms in one, this is the heart of the home where families will spend a lot of time. Kitchen: Excellent range of eye and low level units with Quartz worktops, inset 1 1/2 stainless steel sink, integrated Neff appliances include gas hob, electric oven and microwave. Integral fridge freezer and dishwasher. Island opens out to dining area. Dining and Living Area- Three Velux windows and bi-fold doors allow light to flood into this space.

Lounge

Window to front.

Utility Room

Eye and low level units with inset stainless steel sink, door to side.





First Floor Landing

Storage cupboard.

Bedroom One

Panelling, window to front.

En-Suite

Three piece suite comprising of: Shower cubicle, vanity unit wash hand basin and low level Wc. Fully tiled walls, tiled floor, window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bedroom Four

Window to rear, built in storage cupboard, loft access to part boarded loft.

Family Bathroom

Four piece suite comprising: panelled bath, shower cubicle, low level WC and pedestal wash hand basin. Window to side, fully tiled walls, tiled floor.

REAR GARDEN

Indian stone patio, composite decking area and lawn.

GARAGE

Single Garage

Integral garage

OFF STREET

2 Parking Spaces

Block paved driveway.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1646.17 ft²

152.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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