



2 Allington Close, Walton-Le-Dale, PR5 4NL

Asking Price £390,000

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Introduction

Welcome to Allington Close, Walton-Le-Dale, Preston PR5, a truly magnificent family residence that perfectly encapsulates contemporary living with a touch of elegance.

This stunning freehold property, an extended family home boasting five bedrooms and three baths, is an exemplar of modern design and spacious living. Positioned in the heart of the Holland House Farm development, it offers the serenity of suburban life with easy access to the vibrancy of Preston city centre.

First Impressions

As you approach, the impressive facade sets the stage. The large front lawn and driveway, accommodating several vehicles, hint at the scale and grandeur within. Stepping into the home, you are greeted by a large, inviting hallway with a feature staircase, immediately signaling the quality and style that defines this home.

Living Spaces

The ground floor is a testament to modern living, with an open-plan layout that includes a spectacular kitchen and living room. The kitchen, a high-gloss German creation from Häcker, is fitted with a range of integrated Neff appliances, including eye-level ovens and a stylish extractor fan. Corian quartz worktops and sleek cabinetry provide both beauty and functionality.

The open-plan living room, measuring an expansive 7.66m x 7.74m, is a marvel of design. It features spotlighting, Velux windows, and tiled floors, creating a bright and inviting space that seamlessly connects to the garden through bi-folding doors. This area, along with the adjacent sitting room extension, forms the heart of the home, perfect for family gatherings and entertaining guests.

Bedrooms and Bathrooms

Upstairs, the master bedroom is a sanctuary of comfort. With a large ensuite featuring a walk-in shower, and fitted wardrobes, it's a private retreat. The additional bedrooms are equally impressive, each with their own character and ample storage. The family bathroom, with its stylish tiling and modern fixtures, adds to the home's overall appeal.

Outdoor Living

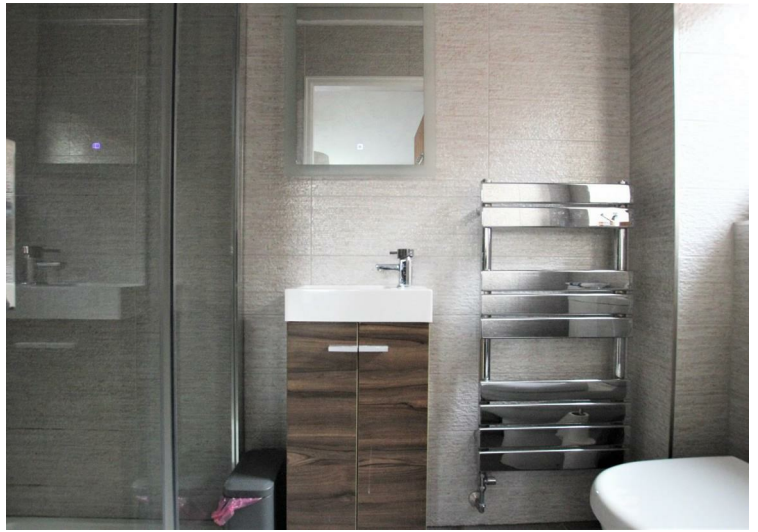
The rear garden is a haven of tranquility. A sheltered spot with decking and lush lawn offers a perfect setting for alfresco dining and relaxation. The garden's design provides a safe and private space for children and pets to play.

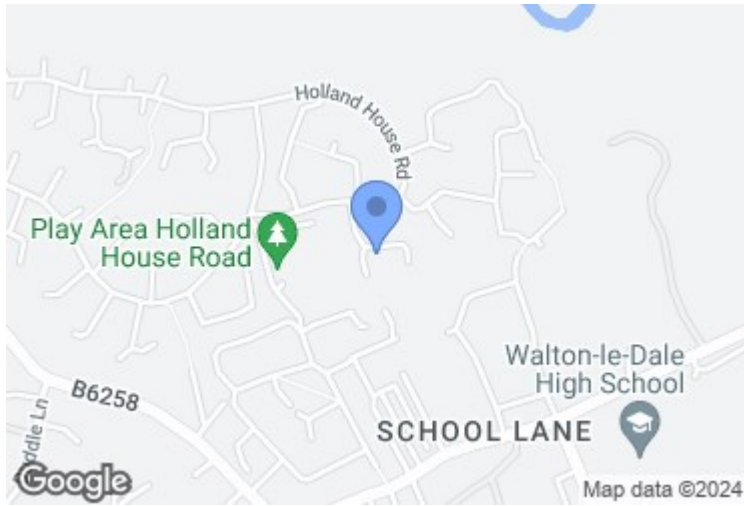
Location and Amenities

Situated in Walton-le-Dale, the property benefits from its proximity to local schools, making it ideal for families. The accessibility to motorway networks and the nearby city centre ensures that all amenities and attractions are within easy reach.

Conclusion

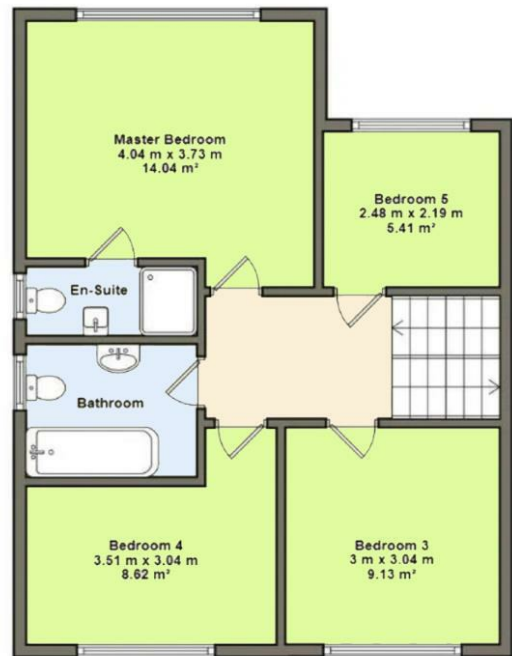
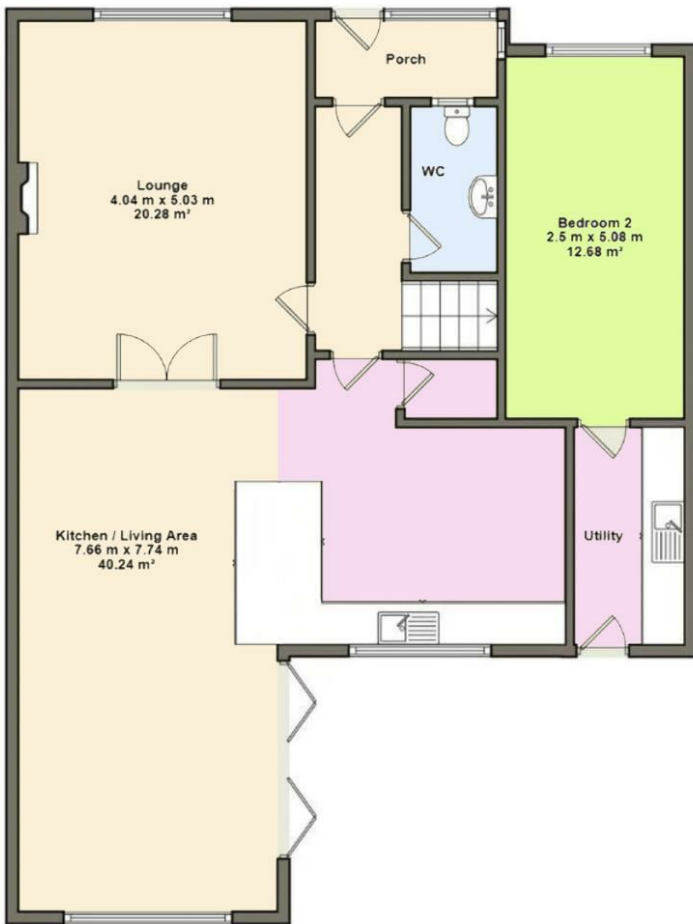
This property at Allington Close is more than just a house; it's a home that caters to every aspect of modern family life. Its combination of luxury, space, and location makes it an exceptional choice for those seeking the best in suburban living.





Ground Floor

1st Floor



Energy Efficiency Rating	
Current	Potential
71	

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC
 England & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (82 plus) A
 (81-81) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC
 England & Wales

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