



**£345,000**

**Five Double Bedrooms**

**Key Features**

**Thornfield, Much Hoole, Preston, PR4 4HE**

Offered with NO ONWARD CHAIN located within a popular and sought after location.

EARLY VIEWINGS are recommended to appreciate what this great family home has to offer. In brief the property comprises: entrance hall, hall, wc, lounge, family room, kitchen and utility room to the ground floor. The first floor boasting five double bedrooms, family bathroom and two en suites.

Externally the property has off road parking, an integral double garage and fully enclosed rear garden.

**NO CHAIN**

**Five Double Bedrooms**

**Three Reception Rooms**

**Bathroom & Two En Suites**

**Double Garage**

**Kitchen & Utility**

**Front and Rear Gardens**





### Entrance Vestible

Arch to hallway, built in store cupboard.

### Entrance Hallway

L shaped, with stairs to first floor. Doors leading to the lounge, dining room, kitchen and wc.

### Cloakroom / WC

Two piece suite comprising low level wc, pedestal wash basin.

### Lounge 5.25m x 3.61m (17'3" x 11'10")

Spacious lounge with window to front elevation and double doors to the dining room. Feature wooden fire surround with coal effect gas fire.

### Family Room 3.12m x 3.62m (10'3" x 11'11")

French doors opening to rear garden, double doors opening to the lounge.

### Kitchen 4.58m x 3.08m (15'0" x 10'1")

Fitted with a good range of eye and low level units incorporating a 1 1/2 bowl stainless steel sink drainer unit. Built in gas hob with canopy style extractor, built in electric double oven with integrated dishwasher and fridge freezer. Window to rear elevation. Partly tiled walls and tiled flooring. Door to utility room, and open plan to the dining room.

### Dining Room 4.10m x 2.70m (13'5" x 8'10")

Open plan from the kitchen. French doors opening out to the rear patio.

### Utility Room 3.46m x 1.61m (11'4" x 5'3")

Built in wall and base units incorporating a single sink and drainer unit. Wall mounted boiler. Under stairs store cupboard. External door to side, and door to the garage.







## Landing

Spacious galleried landing. Loft access. Built in airing cupboard.

## Master Bedroom 4.51m x 4.94m (14'10" x 16'2")

Built in wardrobes, window to front elevation. Door to en suite.

## En suite

Three piece suite comprising shower cubicle with Triton shower, pedestal wash hand basin, low level wc. Partly tiled walls. Window to front elevation.



## Bedroom Two 3.19m x 3.62m (10'6" x 11'11")

Maximum measurements. Window to rear elevation. Door to en suite.

## En suite

Three piece suite comprising: shower cubicle, low level wc and pedestal wash hand basin. Window to rear elevation.

## Bedroom Three 3.65m x 3.31m (12'0" x 10'10")

Fitted wardrobes, window to front elevation.

## Bedroom Four 4.58m x 2.77m (15'0" x 9'1")

Fitted wardrobes, window to rear elevation.



## Bedroom Five 2.69m x 3.19m (8'10" x 10'6")

Window to rear elevation.

## Family Bathroom

Four piece suite comprising: panelled bath, shower cubicle, pedestal wash hand basin and low level wc. Part tiled walls and window to side elevation.

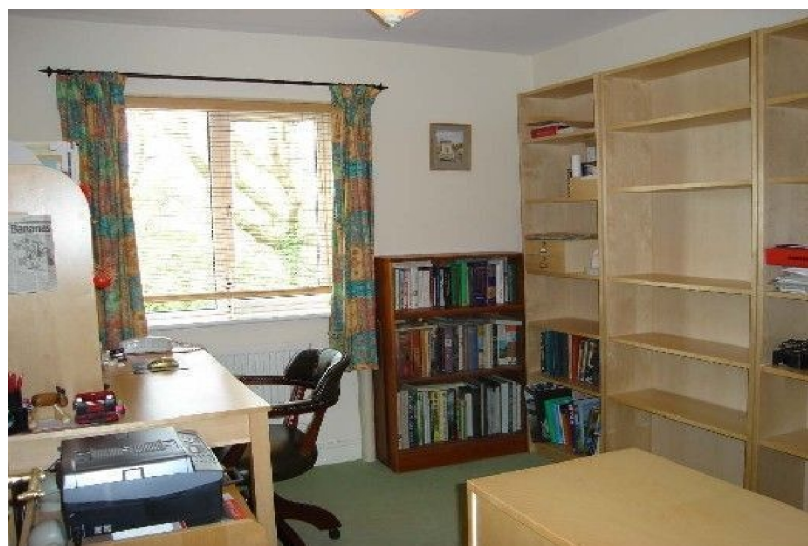
## Garage

Integral double garage with two up and over doors. With power and lighting.

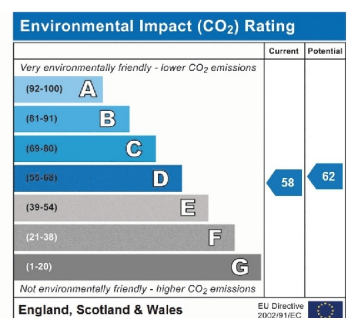
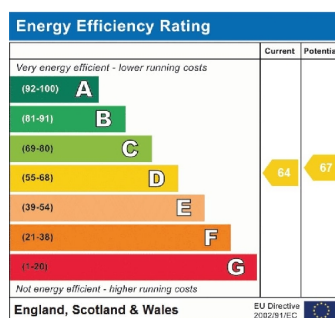
## Gardens

The front provides off road parking for two vehicles, and a lawned garden.

The rear is accessed via a wooden gate at the side and is predominantly lawned, with patio area and benefits from being fully enclosed.







### Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

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