



**10 Chandlers Way, Grimsargh**

Preston

Offers Over **£460,000**

# 10 Chandlers Way

Grimsargh, Preston

This magnificent 5 bedroom detached house boasts an abundance of luxurious features, providing a truly exceptional living experience. With its spacious interiors and impressive layout, this property is perfect for those seeking both comfort and style. The ground floor of the house accommodates two reception rooms, an office, a ground floor WC, and a stunning open-plan kitchen and dining area. The kitchen itself is a true masterpiece, fitted with high-end appliances and featuring a generous island, making it the perfect space for entertaining guests. On the first floor, you will find five double bedrooms, two of which have en-suite bathrooms, offering convenience and privacy for all occupants. The property also benefits from a double garage, providing ample space for two vehicles, and a separate office, perfect for those who require a quiet workspace.

The outside space is equally as impressive, with a beautifully laid-to-lawn area to the side of the property, providing off-road parking leading to the double garage. The enclosed garden to the side of the property features a delightful patio area and lush green lawns, ideal for outdoor relaxation or hosting summer barbeques. Residents can enjoy easy access to the garden through a side gate, providing convenience and privacy. Additional off-road parking for two cars is also available, ensuring that parking is never a concern. With its expansive living spaces and stunning outdoor area, this property offers the perfect blend of comfort, style, and practicality.

**Council Tax band: D**

**Tenure: Freehold**







### **Hallway**

19' 2" x 6' 8" (5.84m x 2.04m)

Impressive entrance hallway with Herringbone oak flooring, radiator and access to under stairs storage cupboard.

### **Lounge**

16' 9" x 10' 9" (5.10m x 3.28m)

UPVC double glazed windows to the front and side elevations, radiator.

### **Dining Room**

14' 0" x 10' 8" (4.26m x 3.26m)

Double wooden doors opening up from the hallway. Herringbone oak flooring, radiator, uPVC double glazed window to the front elevation and double patio doors leading onto the garden.

### **Kitchen/Diner**

18' 6" x 10' 9" (5.65m x 3.27m)

Matching range of base and wall units with fitted worktops, integrated fridge, freezer, dishwasher, microwave, electric oven and five ring gas hob with extractor hood. Breakfast bar and dining area. Porcelain tiles, radiator. UPVC double glazed patio doors leading onto the garden.

### **GF WC**

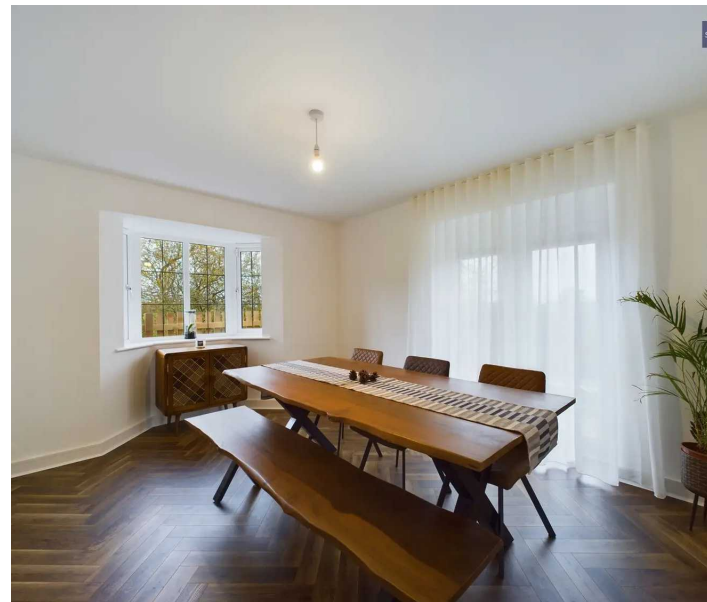
3' 1" x 5' 9" (0.95m x 1.74m)

Low flush WC, wash basin, radiator.

### **Study**

7' 0" x 8' 2" (2.13m x 2.50m)

Herringbone oak flooring, radiator, uPVC double glazed window to the side elevation. Door leading onto access the garage.





### **Landing**

20' 3" x 6' 9" (6.16m x 2.07m)

Spacious landing with uPVC double glazed window to the front elevation, radiator. Access to loft.

### **Bedroom 1**

11' 0" x 14' 5" (3.35m x 4.40m)

UPVC double glazed window to the side elevation, radiator, two fitted double wardrobes for storage and access to the en-suite.

### **En-suite**

7' 11" x 7' 4" (2.42m x 2.24m)

Three piece suite comprising of low flush WC, wash basin and enclosed shower cubicle with sliding doors. Tiled floors and partially tiled walls with flush ceiling spotlights, uPVC double glazed opaque window to the rear elevation and heated towel rail. Access to storage cupboard.

### **Bedroom 2**

10' 5" x 10' 11" (3.18m x 3.34m)

UPVC double glazed windows to the front and side elevations, radiator. Access to en-suite.

### **En-suite**

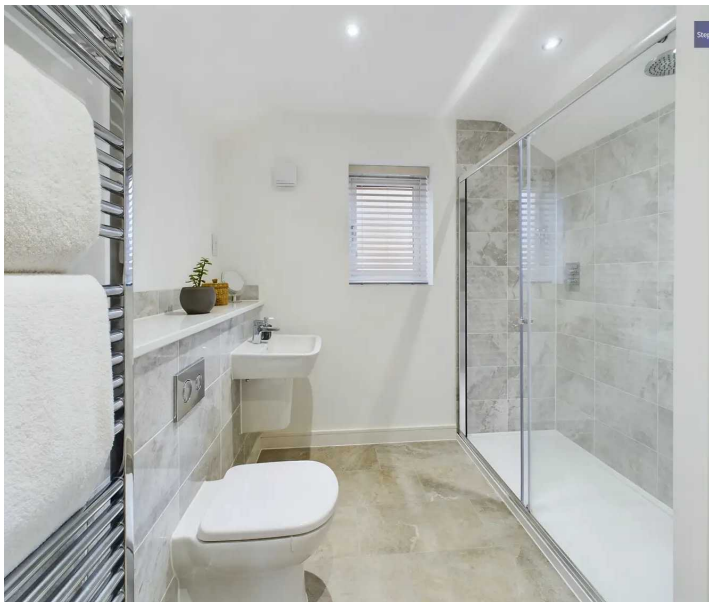
4' 6" x 10' 11" (1.37m x 3.34m)

Three piece suite comprising of low flush WC, wash basin and enclosed shower cubicle. UPVC double glazed opaque window to the side elevation and heated towel rail, partially tiled walls, laminate flooring and flush ceiling spotlights.

### **Bedroom 3**

8' 6" x 11' 11" (2.58m x 3.64m)

UPVC double glazed window to the side elevation, radiator.







#### **Bedroom 4**

7' 8" x 10' 11" (2.34m x 3.34m)

UPVC double glazed windows to the front and side elevations, radiator.

#### **Bedroom 5**

10' 1" x 11' 0" (3.07m x 3.35m)

UPVC double glazed window to the side elevation, radiator.

#### **Bathroom**

6' 11" x 5' 7" (2.10m x 1.71m)

Family bathroom comprising of low flush WC, wash basin and panelled bath. Partially tiled walls, laminate flooring, flush ceiling spotlights, uPVC double glazed opaque window to the side elevation, heated towel rail.









#### **GARDEN**

Laid to lawn to the side with paved walkway to the front of the property. Off road parking leading to the double garage.

#### **GARDEN**

Enclosed garden to the side with patio area and laid to lawn grass. Side access gate.

#### **GARAGE**

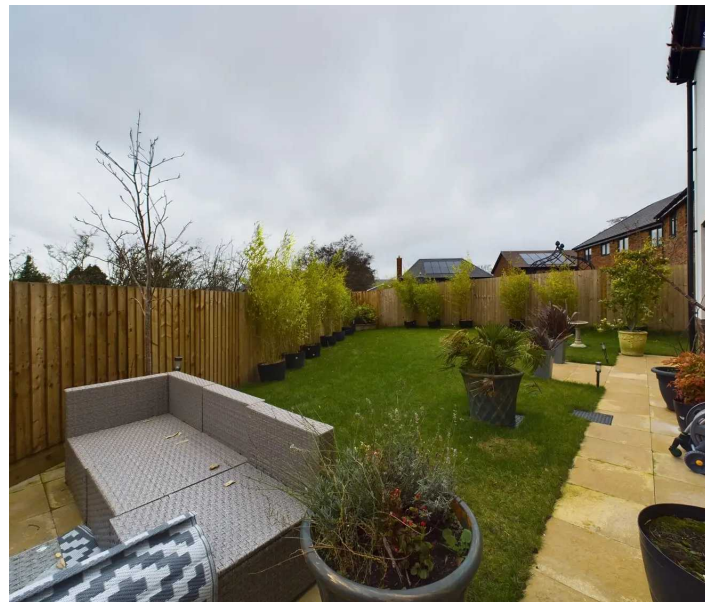
Double Garage

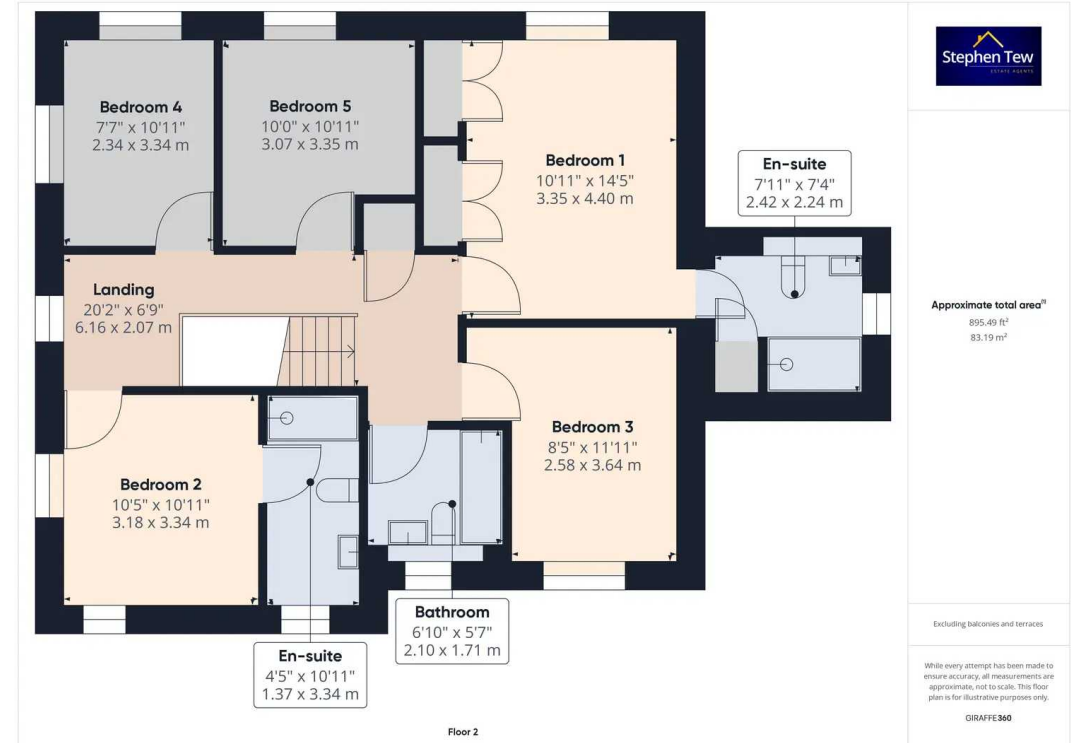
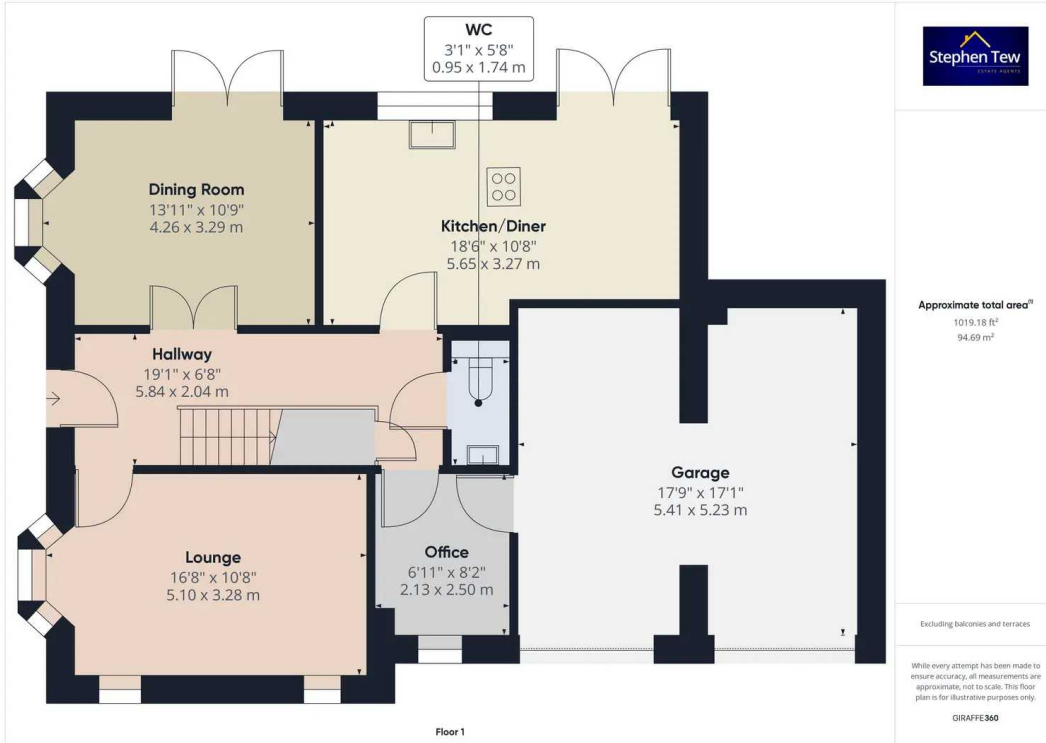
Integral double garage. Accessible via internal door. Light and power.

#### **OFF ROAD**

2 Parking Spaces

Off road parking for 2 cars.









## Stephen Tew Estate Agents

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