

HOME  TRUTHS



Higher Lane, Dalton

WN8 7RA



£625,000



Beautiful semi detached property, currently with three double bedrooms, delightful gardens to the front and rear and almost 2,000 square feet of versatile and elegant accommodation. On a lovely country lane in a popular area this family home is close to sought after schools, village centre amenities and countryside [walks](#). To the front the block pavior driveway can accommodate several vehicles and leads to the detached double garage, pedestrian side gate to rear gardens, providing useful recycling bin storage and main front entrance to the property. Step into the welcoming hallway with oak and glass staircase leading off, and from there to the living room with delightful long views over open countryside. The study, which again provides pretty views over open countryside, would also make a spacious fourth bedroom, if required. Continue to the heart of the house which offers expansive and versatile space for both dining and comfortable furniture. The dining room boasts one full length fixed window and three sets of bi-folding doors opening to the large patio area and rear gardens beyond. The kitchen comprises an impressive picture window with inset Venetian blinds, a range of wall and base units housing integrated appliances including Neff oven and grill, De Dietrich induction hob, extractor fan and Bosch dishwasher, with space, power and plumbing for additional appliances. The central island also houses an integrated Bush fridge and Siemens freezer. Leading off from the kitchen is the garden room which would make an excellent breakfast room and/or playroom and is currently enjoying life as a craft studio.



Completing the ground floor are the rear lobby, with access through double doors to the garden, the utility room which has power and plumbing for a washing machine and wash hand basin, and the cloakroom comprising wc and wash hand basin on an integral cupboard. Step out on to the west facing stone patio edged with miniature box hedging, the perfect place to relax and entertain. From there into the main rear garden established with lawn, mature island beds and borders, laurel and hornbeam hedging. Through an arch in the hornbeam hedge is a half-brick greenhouse and further paved area. A short cobbled pathway leads from the lawn to a discrete wildflower garden with babbling brook and bridge, providing ready access to the countryside beyond. Back inside to the first floor, the landing has a light tunnel and metal loft ladder providing access to the boarded loft providing plentiful storage. The loft is well lit and houses the Worcester combi boiler. The master suite has a vaulted ceiling with exposed beams, delightful views over open countryside to the side and further expansive views at the front over the Lancashire Pennines. The master suite benefits from a generous sized dressing room with double, floor to ceiling, built-in wardrobes and en suite, comprising mixer shower in walk in cubicle, wc, floating wash hand basin and ladder heated towel rail. There are two further double bedrooms, each having pretty views over open countryside, and a family bathroom comprising bath, shower in cubicle, fully tiled elevations, wc, floating wash hand basin and ladder heated towel rail.





Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

Approximate total area<sup>(1)</sup>

1970.49 ft<sup>2</sup>

183.06 m<sup>2</sup>

(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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