



Dunlea Preston New Road, Samlesbury

£475,000 Freehold

LUXURIOUS AND EXTENDED DETACHED PROPERTY IN SALMESBURY Dunlea is an exceptional detached house presents a unique opportunity for those seeking a modern, executive family home. Boasting four generously proportioned double bedrooms, each designed with comfort and style in mind.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



LUXURIOUS AND EXTENDED FULLY RENOVATED DETACHED PROPERTY IN SALMESBURY Dunlea is an exceptional detached house presents a unique opportunity for those seeking a modern, executive family home. Boasting four generously proportioned double bedrooms, each designed with comfort and style in mind, this property is ideal for growing families or those who desire ample space for guests.

The property has been the subject of considerable improvements since 2021 and is a credit to its current owners. Upon entering this high-specification property, you are welcomed by a contemporary interior that seamlessly combines functionality with elegance. The open-plan kitchen diner serves as the heart of the home, offering a versatile space for cooking, dining, and entertaining. Here, you can enjoy the luxury of modern amenities, carefully considered fixtures, and fittings, which enhance both the aesthetic appeal and practicality of the space, there is also a handy utility room which is equipped with space for freestanding washing machine and tumble dryer, a space designed for practicality and efficiency within the home. Adjacent to the kitchen is a separate lounge, featuring a vaulted ceiling adorned with four Velux windows, bathing the room in natural light and creating an airy ambiance. Conveniently located on the ground floor is a modern shower room along with direct access to the garage. Completing the ground floor are two double bedrooms.

Ascending the stairs, you will find two spacious double bedrooms decorated in soothing tones with large windows offering picturesque views of the surrounding rear landscape. The master bedroom is serviced by an en-suite and there is also a four piece family bathroom with a freestanding bathtub, sleek vanity, and contemporary fixtures ensuring convenience and privacy for all occupants.

Stepping outside you will find a private rear garden that offers a laid to lawn garden with a decked area. To the front of the property there is ample parking space along with a low maintenance front garden. Whether used for outdoor entertaining, relaxation, or play, this outdoor space provides a rare opportunity to experience luxury living in a welcoming and comfortable setting.



Hallway

Wood flooring, stairs to first floor, alarm system, double glazed uPVC front door, panel radiator

Kitchen Diner

28' 7" x 10' 11" (8.71m x 3.33m)

Range of fitted wall and base units with contrasting Quartz work surfaces and upstands, wood flooring, integral dishwasher, drinks cooler, Bosch micro oven combi and oven, space for fridge freezer, x5 ring gas hob, extractor fan, sink and drainer, wall lights, space for dining table, breakfast bar, under stairs storage cupboard, ceiling spot lights, x2 double glazed uPVC windows, panel radiator.

Utility Room

6' 5" x 5' 5" (1.96m x 1.65m)

Fitted units with solid wood work surfaces, space for tumble dryer and plumbing for washing machine, wall mounted combi boiler, panel radiator.

Shower Room

Tiled flooring, three piece in white with mains fed shower enclosure, tiled splash backs, panel radiator.

Lounge

19' 8" x 11' 1" (5.99m x 3.38m)

Wood flooring, media wall with electric fire, x4 Velux windows and French doors leading onto decking, x2 panel radiators.

Bedroom Three/Sitting Room

14' 1" x 11' 8" (4.29m x 3.56m)

Double bedroom with carpet flooring, sliding doors leading onto decking at the rear, panel radiator.

Bedroom Four

14' 0" x 11' 9" (4.27m x 3.58m)

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Landing

Carpet flooring, double glazed uPVC window, panel radiator.

Bedroom One

15' 1" x 9' 3" (4.60m x 2.82m)

Double bedroom with carpet flooring, double glazed uPVC window and Velux, under eaves wardrobe, panel radiator.

En Suite

11' 3" x 3' 11" (3.43m x 1.19m)

Tiled flooring, three piece in white with mains fed shower enclosure, tiled splash backs, heated towel radiator.

Bedroom Two

15' 0" x 11' 6" (4.57m x 3.51m)

Double bedroom with carpet flooring, under eaves storage, double glazed uPVC window, panel radiator.

Bathroom

11' 11" x 8' 9" (3.63m x 2.67m)

Tiled flooring, four piece in white including mains fed shower enclosure, free standing bath, basin housing vanity drawers, tiled splash backs, under eaves storage, uPVC Velux window, heated towel radiator.





Approximate total area⁽¹⁾
1803.55 ft²

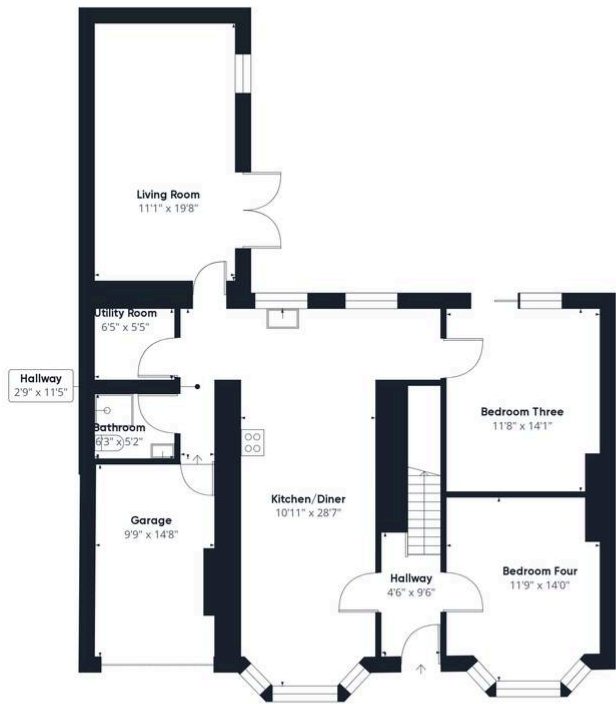
Reduced headroom
30.3 ft²

(1) Excluding balconies and terraces

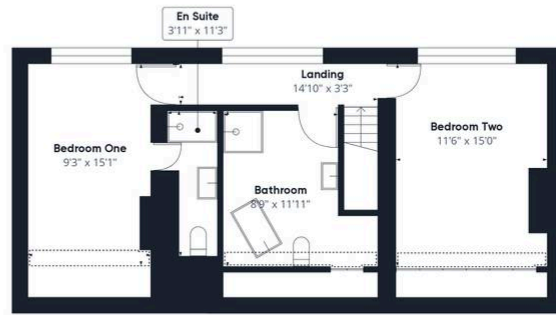
Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Floor 0



Floor 1