



Darkinson Lane, Lea Town, Preston, PR4 0RJ

O.I.E.O. £1,000,000







Darkinson Lane, Lea Town, Preston, PR4 0RJ

Offers in the excess of £1,000,000



5 Bedrooms



4 Bathrooms

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- Impressive contemporary home finished to an exceptional standard
 - Stunning yet welcoming entrance hall
 - Showstopping Open Living Kitchen
 - 2 further reception rooms
 - Large garage and plenty of off road parking
 - Spacious plot with open views to the front and rear
 - Lovely location in Lea Town with good access to the main road and motorway network



Stand out in this super stylish contemporary home, we love the edginess and all that space! Built by the current vendors to a superb standard throughout, the property itself totals 4950 sq. ft (including 671 sq. ft garage). A stunning entrance hall creates an edgy impact on arrival. This flows onto the fantastic living kitchen with pantry off, there are 2 further reception rooms on the ground floor. The huge garage is integral with access from the entrance hall. A principal suite you won't want to leave, with a large bedroom space, dressing room and superb ensuite, there are two further ensuite bedrooms on the first floor. The second floor has two further bedrooms and a shower room. A fantastic space for guests or as a teenage suite.

Set in a spacious plot with plenty of garden at the rear, the house is positioned along Darkinson Lane in Lea Town with open views to the front and rear, this is a gorgeous semi rural; location but with good connectivity to the main road and motorway network. A mainline train station is found in Preston making this a great choice for commuters. The village is nestled between the Fylde Coast and Preston, meaning you can be in Lytham and Preston in a short car journey. The village has a primary school and further amenities are found in Kirkham and Preston, where there are further schools, shops, healthcare providers. Private schools in the area include AKS Lytham, Kirkham Grammar School, Rossall School and Westholme.

Kirkham 4 miles / Preston 7 miles / Manchester 40 miles

A printed concrete driveway leads up to the front of this highly attractive contemporary home. Wiring has been provided to the gateway ready for the purchaser to place electric gates in if desired.

A substantial painted solid oak front door opens into an impressive yet welcoming entrance hall which has tiled floor that sweeps through to the living kitchen and a superb painted timber and glazed staircase which rises and splits to provide a galleried landing. The beautiful floating globe light fitting by Schull sets this room off beautifully. The entrance hall has a store cupboard with a WC off.







The incredible living kitchen is a beautiful space which has bi-fold doors (with built in blinds) out to the rear and a picture window to the rear. There is a super Media wall at one end with plenty of built in storage. The kitchen has a unique 'Y' shaped kitchen island and a coffer above. Work surfaces are in Quartz. Integrated appliances include a Neff hob, two fridge freezers, slide and hide Neff oven, combi oven, warming drawer, dishwasher, sink, integral drainer, Quooker tap along with built in refuse. The kitchen has a fabulous pantry with plenty of storage. A further storeroom with a sink and drainer which gives access to the side.

From the entrance hall double doors open into a fabulous lounge at the front of the property with a square style bay window and fitted shutters. The study has a window to the side of the property and includes a range of fitted office furniture.



There is a door from the entrance hall into the garaging which is a large double currently with golf practice area. The garage has the benefit of electric 'up and over' doors and has oodles of storage beyond with parking for two cars and potentially further cars could be parked in here.





The impressive wide staircase rises to a spacious split landing and there is a picture window to the front of the property enjoying the views out to the front.

The principal bedroom is a beautiful space, a further door opens into a fabulous dressing room which includes a comprehensive range of fitted wardrobes and a built-in dressing table with mirror. There are views out to the rear of the property. The luxurious ensuite has a Burghbuad feature double ended bath with shower head fitting and free-standing tap, a wall mounted WC, wash hand basin set in a unit with mirrored storage over, walk in wet room shower by Hansgrohe, heated towel rail.

Bedroom two has shuttered windows to the front of the property. The ensuite includes a shower, wash hand basin set in a unit, wall mounted WC and heated towel rail along with a mirrored storage unit.

Bedroom three has views to the front of the property, the ensuite includes a bath with a shower over, wash handbasin set in a unit, WC and heated towel rail.

There is no lugging laundry from the first floor here, the vendors ensured that the utility space is on the first floor. This room includes a range of units, sink and drainer along with a point for a washer and drier.

A further staircase rises up to the second floor where there is bedroom 4 with attractive triangular window to the front and a Velux at the rear, this spacious room will make an ideal teenager suite / guest accommodation with under eaves storage.

Bedroom 5, Velux window and further triangular window to the front, under eaves storage, electric panel radiator.

The Second floor shower room has a walk-in shower, wall mounted WC and a heated towel rail.







The garden space is fantastic, with a large expanse of lawn and tiled patio, the foundations for superb gardens are there! A play area has also been created – ready for a family to move in!

There are external lights, The garden lights are on a smart system.

The double garage has a fantastic Foresight GC2 golf simulator (3.5m x 5m) with the TGC2019 software with over 175,000 golf courses which could potentially be included.







DARWINSON
LANE

General Remarks

Services: The property has the benefit of mains electricity, mains gas, mains water and mains drains. Central heating is via a gas central heating system. The property has an electric car charging point, television points have direct internet, CAT6 cabling, there are Wi-fi boosters throughout the house, underfloor heating on the ground floor, first floor and part of the second floor. There is CCTV and alarms, The property is on mains drains.

Parking allocated and number of spaces : Parking is available on the driveway and in the garage for 7/8 cars.

Construction Type : Brick and block.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Preston City Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words location : //mild.cases.cage

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

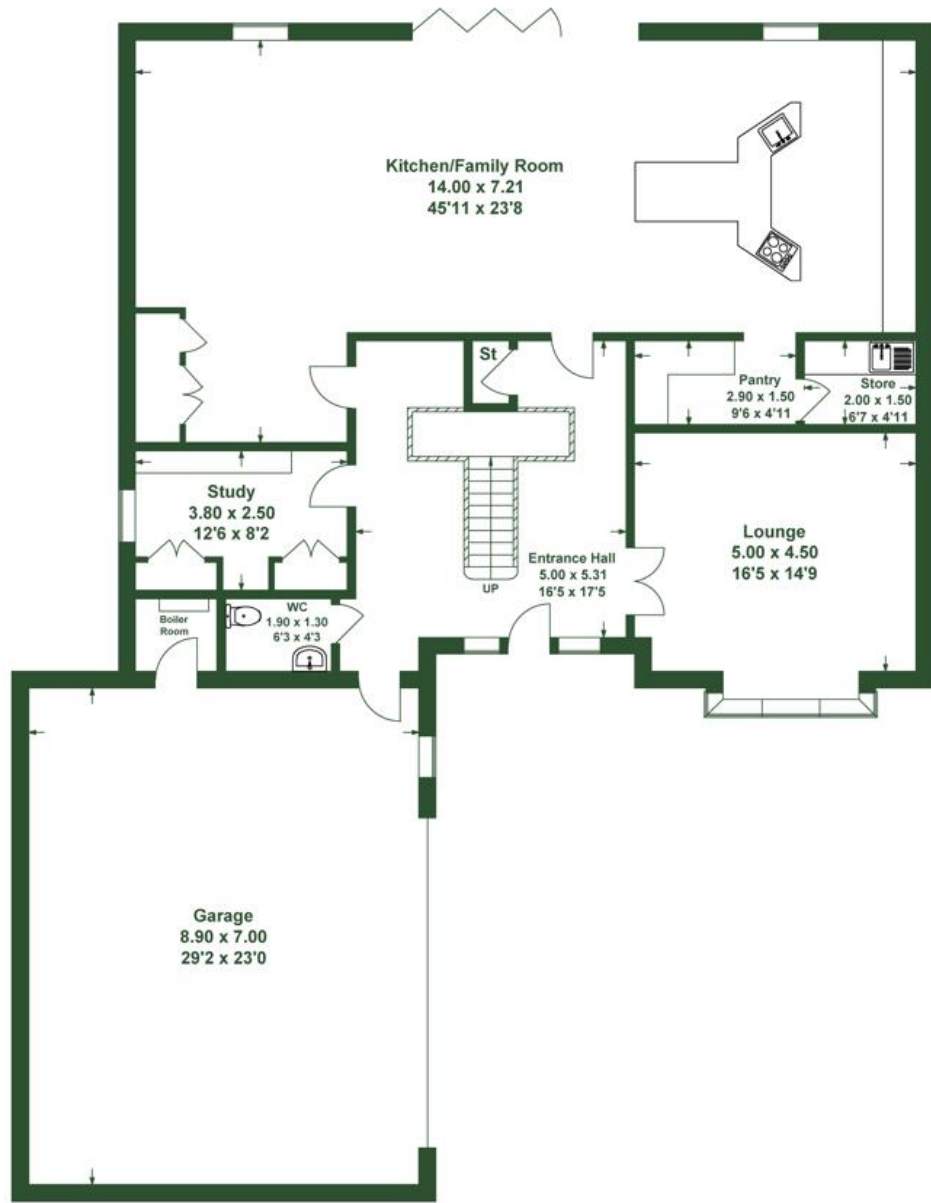
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

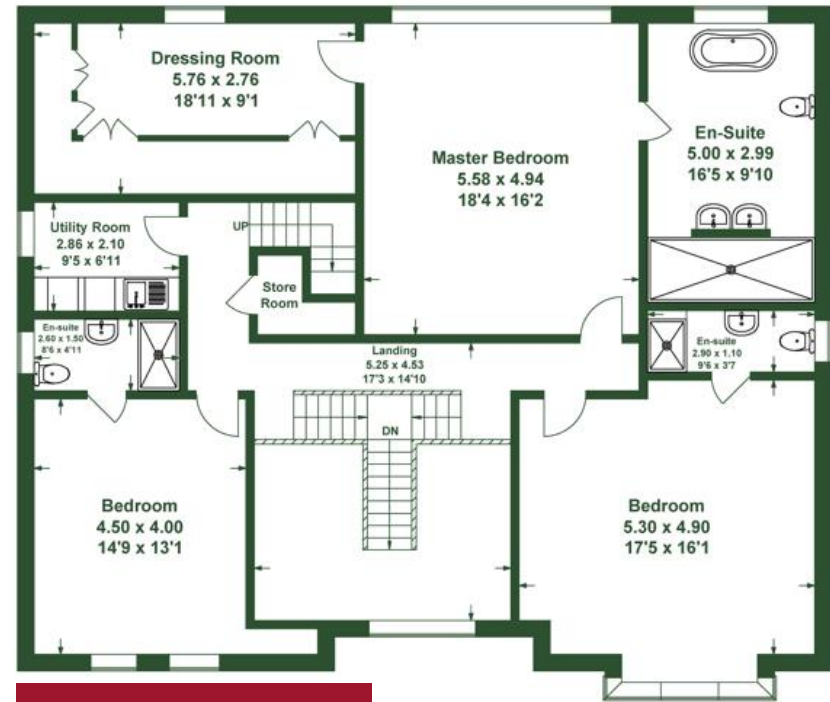
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 397.69 sq m / 4281 sq ft
 Garage : 62.30 sq m / 671 sq ft
 Total : 459.99 sq m / 4952 sq ft



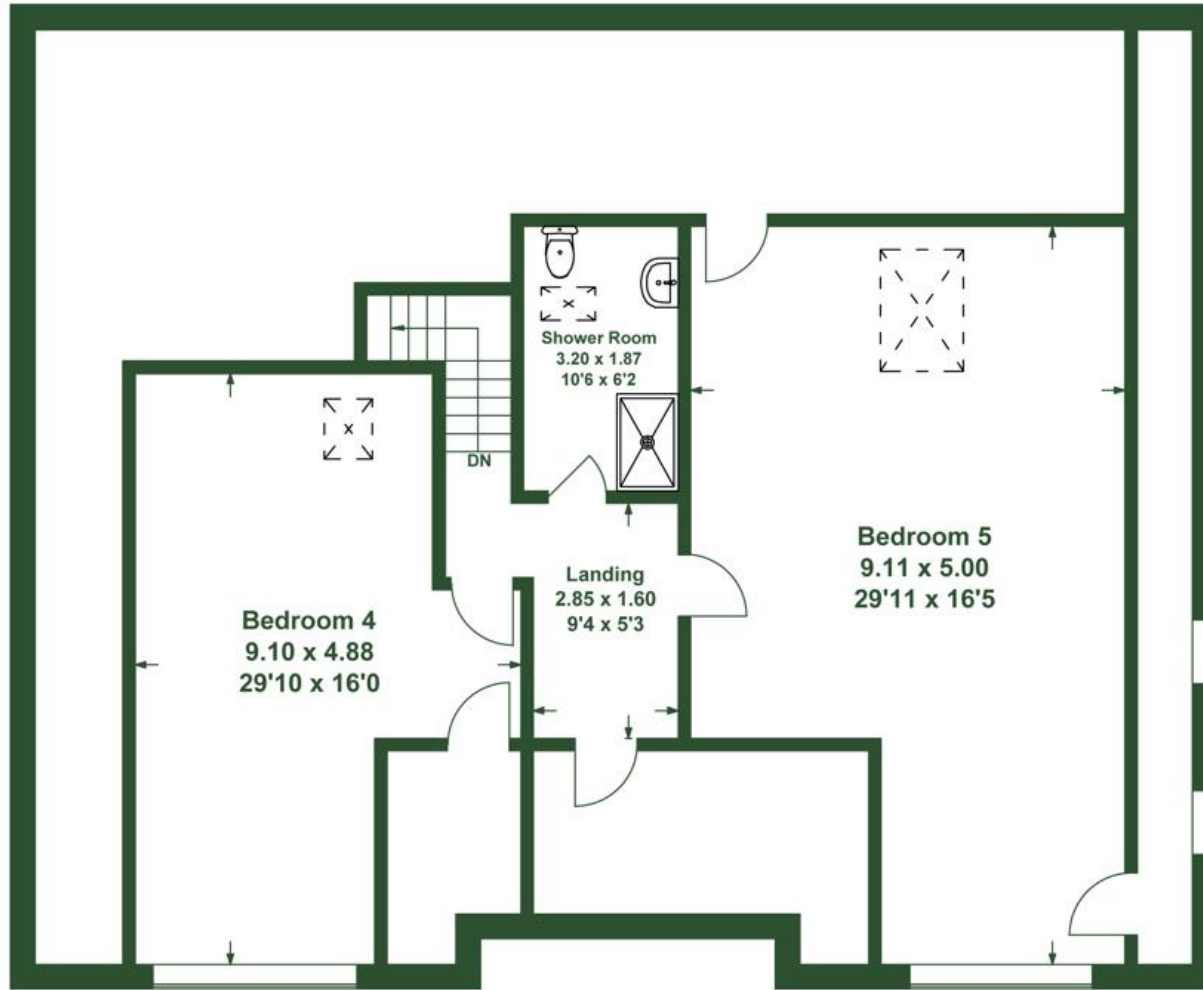
Ground Floor



First Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media

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 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
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Second Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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