



Willow Drive, Wrea Green, Preston, PR4 2NT

Offers Over £995,000







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6 Bedrooms



4 Bathrooms

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- Set in the picturesque village of Wrea Green
 - Extremely well presented substantial home
 - 6 reception rooms, 6 bedrooms, 4 bathrooms
 - Tucked away in a lovely corner plot in a settled location
 - Within walking distance of the village amenities to include shop, school, pre-school, restaurants, pub, Ribby Hall Leisure Village.
 - Great location for commuters - Good access to the main road and motorway network, train station in Kirkham & Wesham.



What a house! So much more than it first appears – this home is beautifully presented and a wonderful place to gather family and friends alike. The house is extremely spacious, it extends to 3846 sq ft or thereabouts including 6 reception rooms, 6 bedrooms and 4 bathrooms, including the annex style area. There is plenty of parking and a double garage along with spacious gardens at the rear offering generous levels of privacy.

Positioned at the end of Willow Drive tucked into a lovely spot, ensuring privacy at the rear, yet is within walking distance to the village amenities. Wrea Green is one of the Fylde Coast's most sought after village locations. The village is set in the heart of the Fylde Countryside and is renowned for its charming village green. A selection of popular pubs, restaurants and local amenities are within easy reach and include; Dizzy Ducks, The Grapes, The Villa, shop places of worship and village primary school. Ribby Hall Leisure Village is also within easy reach. Private Schools in the area include AKS Lytham and Kirkham Grammar School. Despite the village feel, the property is well located for road and rail links with convenient access to the M55 and wider motorway network making this a great choice for those who are looking to commute.



Beyond the facade of the property there is so much more; a block paved driveway sits ahead of the double garage and there are steps up to the front door. The front door opens into a spacious and welcoming entrance hall with an impressive galleries landing, there are doors off to the various ground floor rooms including the conveniently located WC.

The kitchen is likely to be the heart of this home and the open layout works well, connecting the kitchen and some reception space. The kitchen is by Simpsons of Colne, it is in a timeless style and has granite work surfaces and a central island with built in table. The electric Aga takes centre stage to the room giving a welcoming warmth to the space. Integrated appliances include dishwasher and microwave. There is also an American fridge freezer.

The utility room has a point for a washer and drier, the boiler is housed here and there is a part glazed door to the side.

The conservatory links the kitchen to the sitting room, which could also be utilised as a dining room. The conservatory has views over the gardens. The sitting room has double doors leading back out to the hall, making the layout great for entertaining.





The lounge has a bay window giving plenty of natural light and an enamel woodburning stove set in an attractive fireplace.

The office has a range of fitted furniture, nicely tucked away from the hustle and bustle of the kitchen area. A library area has a range of fitted storage. The gym has 3 patio doors out to the rear and again is nicely tucked away from the hustle and bustle of the house but without being entirely out of the way.



Ideal for multigenerational living there is an area of the property that could be used as an annex. There is a bedroom with fitted wardrobes and dresser, shower room which includes shower, WC and wash basin in unit and a lounge with windows to the front and side.





The staircase rises to the spacious galleried landing and there are 5 bedrooms in total on the first floor.

The luxurious principal bedroom has views to the front and a fitted TV cabinet, a dressing room with fitted wardrobes. The ensuite has twin wash basin set in a unit, a double ended bath with shower head fitting, WC and shower along with a heated towel rail.

The second bedroom has a range of fitted wardrobes and a shower ensuite. The third bedroom also has fitted wardrobes and views to the rear. There are 2 further bedrooms currently used as dressing rooms including a range of fitted wardrobes in each.

A sumptuous family bathroom includes a slipper bath with shower head fitting, shower, wash basin in unit, WC and a heated towel rail.







The rear gardens offer good levels of privacy, with plenty of space to play games and also a large patio and summer room at the rear of the garage, making this a great space for entertaining outdoors. The summer room has been used to house a DJ deck and has bifold doors to the garden, a real party space!



The large patio provides a great area for dining al-fresco on those summer days, whilst the summer room is a great addition on those summer nights.

A beautiful greenhouse is also found to the side of the property.





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : There is plenty of offstreet parking via the driveway and double garaging.

Construction Type : Brick, tiled roof

Building Safety: N/A

Restrictive Covenants : N/A

Managed Areas : Communal charges for maintenance of green areas of £195 per year, payable to Becketts Forge Management Company Limited.

Listed building : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : There is a right of way down the private drive to the property and neighbouring property.

Footpaths / Bridleways : N/A

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

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : 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 : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach & Netomnia available in the area
Mobile signal: EE, Three, O2 & Vodafone 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: Fylde Borough 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : [///nametag.limes.narrow](#)

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

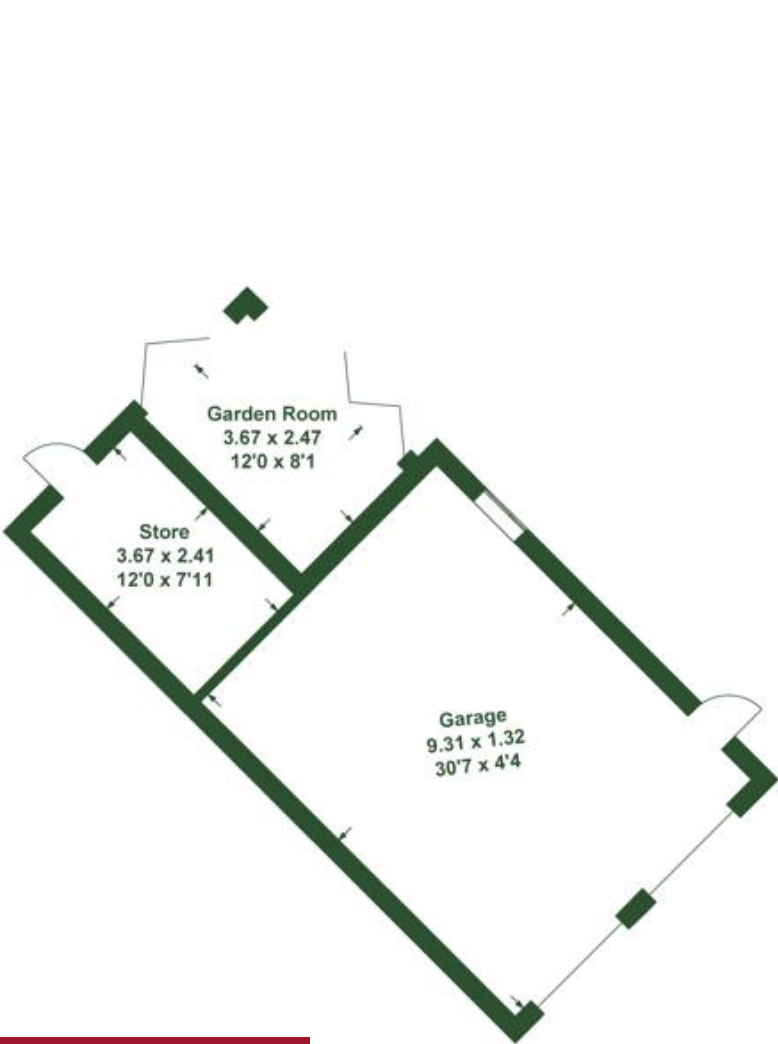
Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

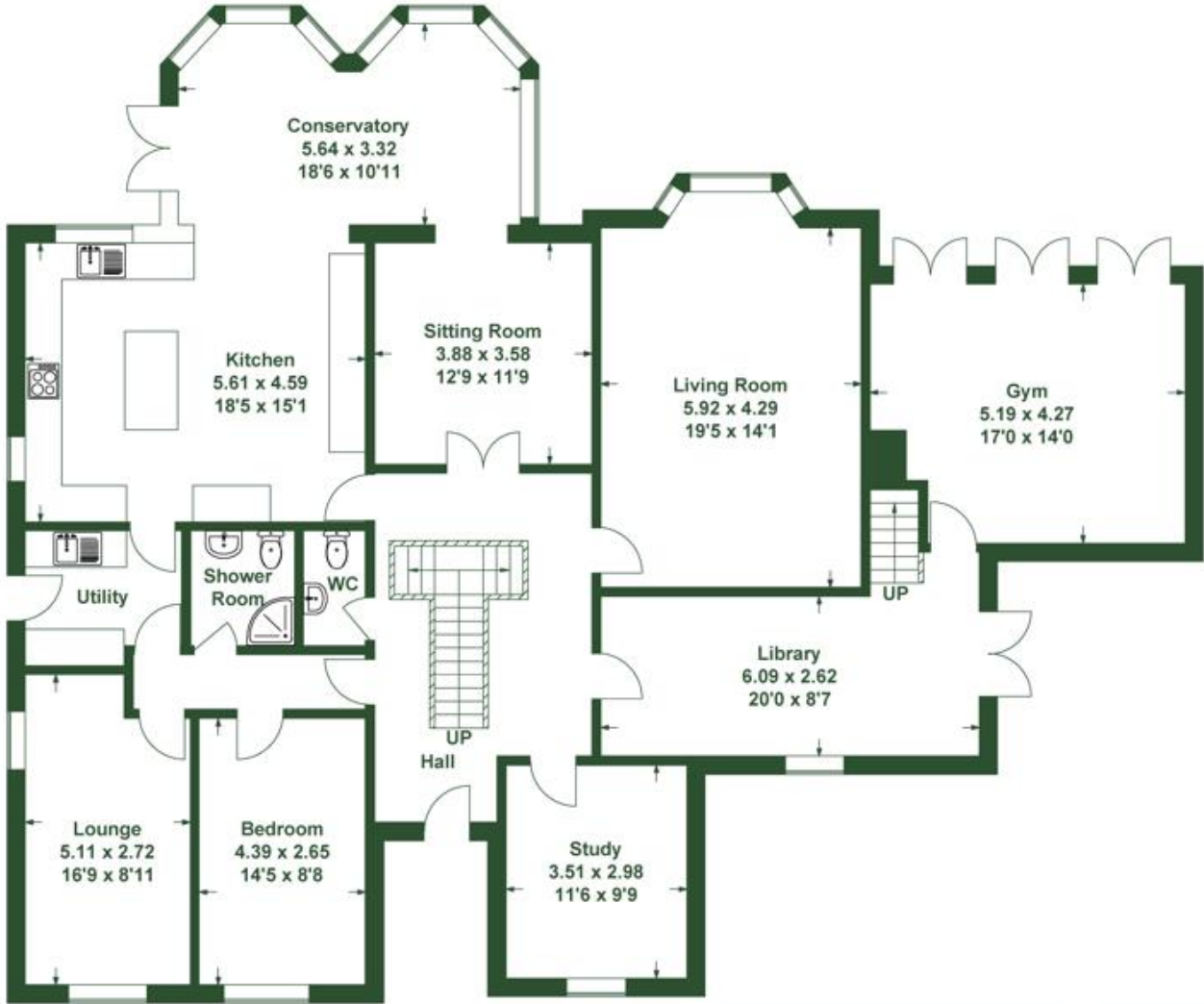
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 357.27 sq m / 3846 sq ft
Garage : 56.01 sq m / 603 sq ft
Total : 413.28 sq m / 4449 sq ft

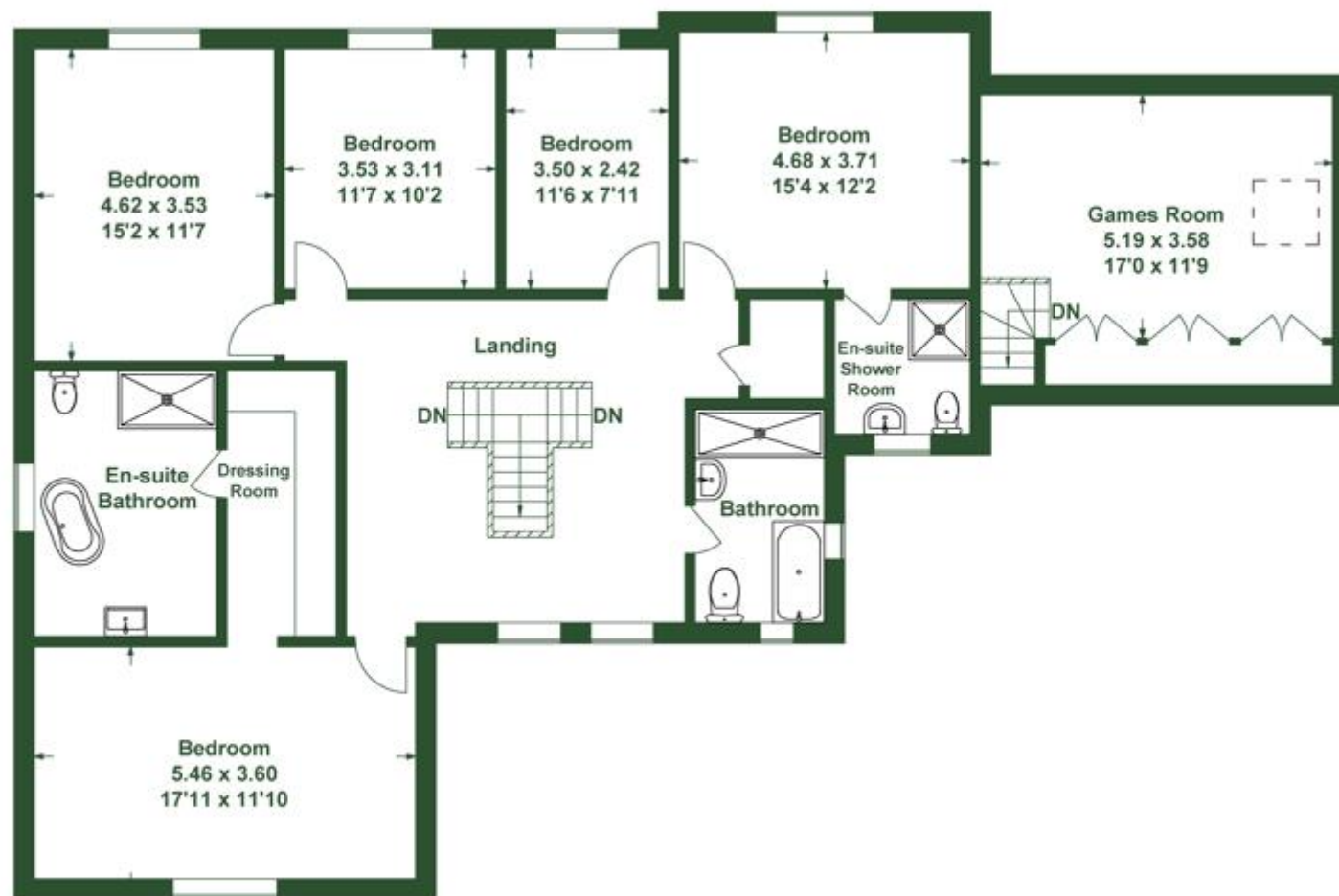


Garage



Ground 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



First Floor

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Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

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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		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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