

## Property Particulars

### Duddle Lane, Walton-Le-Dale.



- **Stunning Executive Family Home**
- **Extremely Versatile Property**
- **Four Reception Rooms**
- **Two En suites & Two Bathroom**
- **Being Arranged Over Two Floors**
- **Five Bedrooms - Three Ground Floor - Two First Floor**
- **An Amazing Cinema Room**
- **Outstanding Quality Throughout**

**£625,000**

Very rarely does such a magnificent executive detached family home reach the open market.

Being over 3700 square feet of luxury accommodation, arranged over two floors with great

versatility. On entry the standard throughout is already apparent and creates a great first impression. There are four reception rooms, a large cinema room, spacious family room area, with a very generous kitchen having a most impressive central island and a vast selection of integrated appliances. adjacent to family lounge and dining. There are five bedrooms three to the ground floor, two to the first floor. There are two en suites, ground floor shower room and a first floor bathroom. On approach there are wrought iron double gates, where there is ample parking for many vehicles. The grounds are 1/3 acre plot OTA and have an open outlook. There is a great deal of space around for outdoor dining and entertaining. There is a

generous utility, store room and a boiler room, where there is ample room for gym equipment. Viewing is essential to fully appreciate the size setting, presentation of this outstanding home. Excellent local amenities, local schools, easy main road and motorway connectivity.

## Entrance Hall

Excellent first impressions of a most amazing home. Approached by a most imposing hand made wooden door with opaque glazed panels and matching side windows, Karndean flooring, under floor heating, as is the whole of the ground floor, stunning open tread glass frame staircase to first floor.



## Cloakroom - 8' 9" x 7' 3" (2.66m x 2.21m)

With a range of fitted wardrobes to one wall, plumbing for W.C. if required

## Kitchen, family lounge and dining

Being the real heart of this tremendous home with a vaulted ceiling, large kitchen, opens to dining and a stunning family lounge.

## Kitchen - 20' 2" x 14' 3" (6.14m x 4.34m)

With a great selection of wall, drawer and base units, moulded bespoke work surfaces, one and a half side unit to the large central island, integrated appliances comprising, dishwasher, 2 integrated fridges, freezer, SMEG hob, AEG double oven, beautiful uPVC double glazed sash style window to the rear, these quality and stylish windows are a feature throughout the property.



## Dining - 12' 7" x 11' 5" (3.83m x 3.48m)

Karndean flooring, uPVC double glazed patio doors to a rear entertaining courtyard, ceiling light and door to utility



### **Family Lounge - 22' 5" x 14' 0" (6.83m x 4.26m)**

Another most impressive room with Karndean flooring, uPVC double glazed patio doors to rear, cast iron dual fuel burner, spot lights



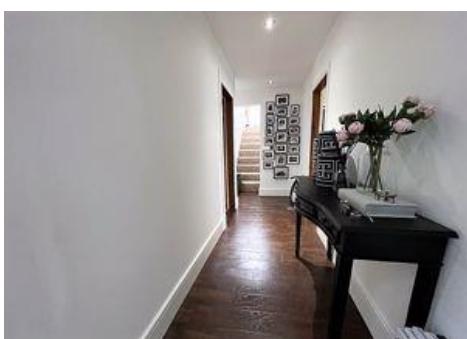
### **Second Lounge**

Another stunning reception room being stylishly open plan from the entrance hall, which cleverly carries the eye line, as a great first impression. With Karndean patio doors to the rear.



### **Inner Hall & Central Staircase**

With Karndean flooring, a second staircase to first floor, spot lights and doors to ground floor bedroom and shower room



### **Master bedroom - 16' 10" x 14' 0" (5.13m x 4.26m)**

A fabulous master suite with triple sash style window, Karndean flooring, bespoke fitted drawers, bed sides and media unit, ceiling light, doors off



**Dressing Room - 10' 0" x 9' 8" (3.05m x 2.94m)**

Fully fitted with half and full hanging units, shelf areas and additional recess area under stairs providing good concealed space, window and ceiling light.

**En-suite - 10' 3" x 10' 0" (3.12m x 3.05m)**

A fabulous luxury bathroom with a four piece suite comprising low suite W.C. wash hand basin set in a great vanity unit, very large "walk in" shower with wet area and glazed screening, mains shower and being fully tiled to this area, center fill bath, opaque window, extractor.



**Bedroom Two - 11' 3" x 15' 1" (3.43m x 4.59m)**

Another generous double bedroom with Karndean flooring, sash effect window, ceiling light, door to en-suite



**En-suite**

With a three piece suite comprising low suite, wash hand basin on vanity and a shower unit.

**Bedroom Five - 10' 2" x 10' 0" (3.10m x 3.05m)**

Being currently utilised as an office, Karndean flooring, ceiling light and window

**Shower Room**

Designed as a stylish wet room and has a three piece suite, comprising low suite W.C., moulded wash hand basin in a stylish vanity unit, shower area with screening, window.



**First Floor -**

To the first floor via the open tread glass panel staircase leading to the "central" reception area, perfect as services the double bedrooms each side so is currently utilised as a joint lounge/gaming room.

**Central Lounge - 21' 3" x 13' 7" (6.47m x 4.14m)**

With a large uPVC double glazed window to the rear overlooking the sunny and private garden with open views beyond, part Karndean and carpeted flooring, radiator, TV point, door off



**Bedroom Three - 17' 6" x 14' 0" (5.33m x 4.26m)**

A fabulous double room with four Velux roof windows, two ceiling lights, a great range of built in bespoke cupboards to one wall, drawers, radiator, from here there is door access to the inner staircase landing area



**Inner staircase landing -**

With opaque uPVC double glazed window, door to large storage area and door to bathroom.

**Bathroom**

With a three piece suite, comprising low level W.C. wash hand basin, panelled bath, radiator, window, Velux and extractor fan.

**Bedroom Four - 10' 2" x 6' 3" (3.1m x 1.9m)**

A fabulous room with a stunning glazed wall overlooking the family room and a further side window and Velux, radiators, ceiling light, built in storage cupboards.



**Wash Room -**

Handy W.C with low suite and wash hand basin, Velux to roof.

**Ground Floor Utility - 12' 6" x 8' 0" (3.81m x 2.44m)**

A great size with plumbing for two washers, space for dryer, base units, ceiling light, window



**Store room -**

Very useful with lots of storage cupboards and access to rear

**Boiler room - 13' 9" x 11' 10" (4.2m x 3.6m)**

Large room where the boiler and all the workings system is housed, that aside there is still ample room for some gym equipment.

**Cinema room - 22' 1" x 19' 6" (6.73m x 5.94m)**

Wow! Originally a double garage but well worth the change as there are plenty of options to the outside to easily build a tandem double garage, subject to any necessary planning. The whole room has been cleverly designed with a recess built in ceiling housing a projector unit, lighting, speakers and even LED sparkly stars! There is a large screen to one wall, wall light points, sliding uPVC double glazed doors to front, under floor heating - all you need is popcorn!

**Outside -**

To the front there is secure gated remote access, lots of parking for several vehicles and further spacious side area leading to the rear and another useful space to the other side.

**Rear Gardens -**

A great low maintenance rear garden having artificial lawns, and a stylish paved patio and pathways leading to the opposite side where there is a courtyard, perfect for entertaining, as adjacent to the dining room.



The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours - Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm**