

# 12 Drakes Hollow

WALTON LE DALE



## Riverside Relaxation

Discover riverside relaxation at Number Twelve, Drakes Hollow, Walton-le-Dale.

Blissful four-bedroomed living comes wrapped up in a parcel of lush green lawns, sun terraces and patios and views over the River Darwen.

Only ten-minutes from Preston town centre, but moments from the centre of village life in peaceful Walton-le-Dale, enjoy the best of both worlds in this stylishly finished, contemporary family home.

Pull up onto the double driveway, where there is plenty of room for parking next to a large, manicured front lawn.

Open the hardwood front door and step into the bright entrance hall, where light flows in through the full height glazed panel to the side of the front door.

Step forward, onto hardwood flooring, its warm tones picked out by the inset spotlighting above. Ahead, there is storage for coats and shoes (and cleaning essentials) in the cupboard beneath the stairs. Peep through the door beyond, to a pristine WC, handy for guests and with modishly designed splashback tiling behind the wash basin.

## Free Flowing Living

Immediately to the right of the front door, oak and glass double doors open up into the lavishly sized living-dining room.

Light flows freely in this space; through the glazed doors, the bountiful bay window to the front and the large French doors to the rear.

Plenty of room for all the family within; this contemporary open-plan space runs the full width of the home making it ideal to be together yet separate, with the dining area discreetly sectioned off beyond the comfy corner sofa.

Snuggle down in front of your favourite programmes on the weekend, as warmth emanates from the attractive beach-pebble gas fire inset within the chimney breast.

Wooden flooring underfoot extends through to the dining area to the rear, where a large table is situated before the French doors.

Perfect for formal Sunday dinners and evening meals; in the summer time, throw open the French doors and enjoy alfresco feasts and barbecues on the slate patio beyond. What could be more inviting?

Minimally decorated in crisp white, this home is tantalisingly fresh and ready to simply move into and enjoy.





## Eat and Retreat

Continuing the contemporary free-flowing feel, the ultra-modern kitchen is located through to the left.

Sleek, full height, handleless white units coat the back wall, providing plentiful storage for all your cooking essentials.

Cook up a storm in the quartet of stylish Neff ovens including microwave, double oven and steam oven, inset within the rear wall, easily accessed at waist height.

Within the central island-breakfast bar, a five-burner Neff gas hob, set beneath a down draft hood, is the perfect place to cook and enjoy chatter and laughter with family and friends as they sit at the stools.

Also located within the central island is a sink, fridge, dishwasher and ample storage space. There is even an instant boiling Zip tap for your morning cuppa.

Bi-fold doors open out to the rear patio, creating an easy flow between the kitchen, garden and dining room; super for those summer parties with loved ones.

A door from the kitchen also leads out to the side of the house.

It's the finer details that distinguish Number Twelve, Drakes Hollow; the chrome switches and sockets...the on-trend, designer, anthracite-grey, vertical radiator.

## Sweet Dreams

Returning to the entrance hall, directly accessible from the kitchen, take the plushly carpeted stairs up to the landing, where there is loft access above.

Turning right from the top of the stairs, step into the master suite. Soft, silvery-grey carpet lines the floor, with crisp white and oatmeal embellishing the walls.

Storage is in abundant supply, both within the mirrored wardrobe to the left, opposite the king size bed, and in the large walk-in-wardrobe, discovered to the right.

Light fills the bedroom and walk-in-wardrobe through a trio of windows - looking out to the leafy skyline to the front.

Beyond the walk-in-wardrobe - fitted with sliding, mirrored doors, a luxurious wet-room style ensuite is sleekly designed to provide refreshment and rejuvenation when you need it most.

Drawing on the bedroom palette, soft oatmeal-toned tiling coats the floor and walls, shining beneath the spotlighting which features throughout this home.

Spritz away the cares of the day beneath the drench shower. Also featured in this bathroom is a wall mounted wash basin and mixer tap, WC, mirrored cabinet and inset alcove shelving.





## Refresh and Relax

Return to the landing, where three further bedrooms await exploration.

Next door to the master bedroom, the second bedroom provides a peaceful haven. Fitted with carpet and featuring built-in wardrobes with sliding mirrored doors, this peaceful bedroom overlooks the garden, with views out to the River Darwen.

A dainty single bedroom (perfect for a nursery or study) also overlooks the tranquillity of nature; soaking up garden and river views through the window.

Enjoying possibly the best views in the house is the final bedroom to the rear. A sumptuous double, clad in rich wooden flooring, this bedroom also features built-in mirrored wardrobes.

Serving all three bedrooms is a refreshingly styled family bathroom. Partly tiled in white the bathroom features a large, centrally filling tub with textured-effect splashback wall and handheld shower head attachment.

There is also a wall-mounted sink with storage shelf above, and WC.



## Dreamy Days

Outside, a large stone patio backs onto extensive, lush lawn, dropping down to a serene sun deck overlooking the River Darwen. Shingle pathways and neatly manicured borders also feature in this low-maintenance slice of paradise.

### FINER DETAILS

- Over looks the River Darwen
- Modernised to a high standard
- Open Plan
- Close to Motorway network
- Open views to rear





GROSS INTERNAL AREA  
FLOOR 1: 59 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
TOTAL: 122 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



## Out and About

Only a ten-minute bus journey from Preston city centre, Walton-le-Dale is ideally located for those commuting to work, with easy links to the M6, M61, M55 and M65.

Families are well served with schools for all ages, with St Patrick's Roman Catholic Primary School, St Leonard's Church of England Primary School, Coppice School Walton-le-Dale High School and Brownedge St Mary's- to name but a few - all nearby.

Treat the family to dinner out at one of the many tasty eateries close to home. Ever-popular Pinocchio's is the go-to spot for elegant Italian dining, only moments away from the front door.

For fast food and entertainment, the Capitol Centre is only a five-minute drive away. Home to a McDonald's, Nuffield Active gym, Vue cinema, Starbucks, Frankie and Bennie's and Prezzo it's ideal for a family afternoon out.

In addition to entertainment and leisure, the Capitol Centre offers retail options, with stores such as Dunelm Mill, Waitrose, Next, Currys, Pets at Home and TK Maxx.

Explore the local area of Walton-le-Dale; perfectly positioned for children, right behind Drake's Hollow are open fields and a recreational ground. Enjoy a kickabout on the football pitch, or get involved with the local cricket team. There is even a bowling green.

Soak up the stunning scenery, stretch your legs with a walk along the river, discover cycle routes and more.

After a fun day adventuring, where better to return to than the home comforts of Number Twelve, Drakes Hollow.

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