



D'urton Lane, Preston, PR3

£490,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

Housesimple is pleased to present this property in Preston. The stunning grounds provide a beautiful backdrop to the property. The gardens are mature and well established and feature trees, shrubs, lawn. There is a large detached garage. The property boasts many character features and quality f

Key features:

- Four Good Sized Bedrooms
- Dinning Room
- Large Kitchen
- Great Amount of Living Space
- Exclusive Location
- Landscaped Gardens
- Garage
- Tastefully Decorated

Extra info:

- **Property Age:** 71 years
- **Council Tax:** Band G (£3234.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Garage



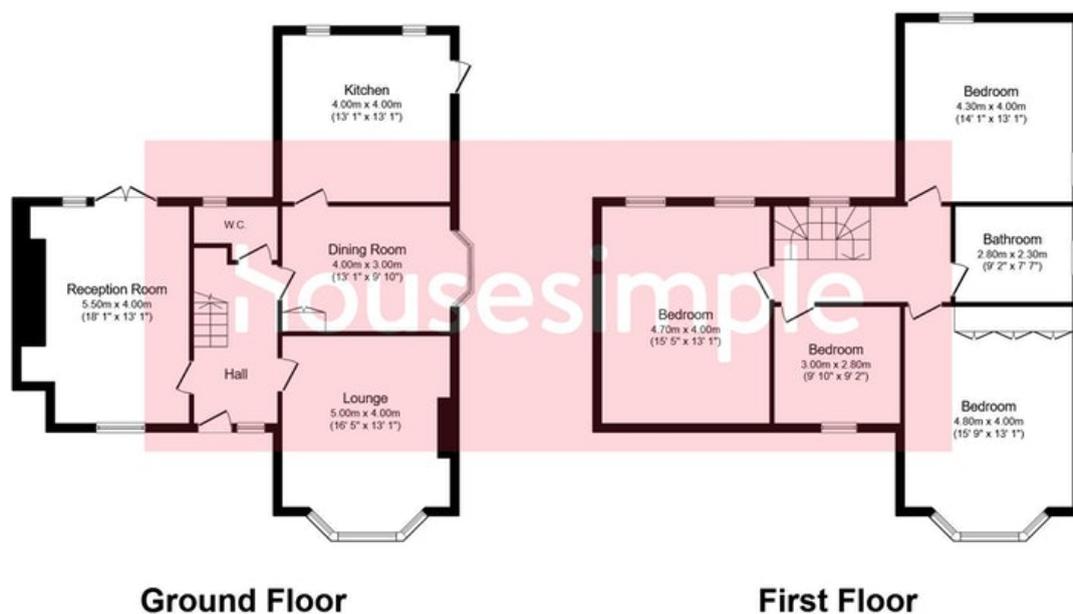
Housesimple is pleased to present this simply stunning detached family residence in Preston. It is full of character and set in the prestigious and highly sought after D'Urton Lane in Broughton. This idyllic, cul-de-sac, location is surrounded by beautiful countryside yet in reach of Fulwood's local amenities, including Booths supermarket and the Royal Preston Hospital. It has direct access to the Guild Wheel and borders the North Preston Business Park. It is in the catchment area for fantastic local primary and secondary schools. The M6/M55 are within a short drive providing links to both north and south. The Lake District, Lytham and Manchester are within easy reach.

Internally, it boasts a light, spacious and welcoming hallway with a feature staircase. Opening to the left is a large lounge warmed by a multifuel stove. French doors, to the rear, give a spectacular view over the well-established and beautifully maintained garden and lawn. On the ground floor there is also a second lounge/sitting room to the right overlooking the impressive, mature front garden, a dining room, a spacious kitchen and a downstairs wc and cloakroom.

Leading from the first floor landing, there are three, well-proportioned double bedrooms that are flooded with natural light. There is also a generous single room. Completing this floor, there is a luxury, large size, family bathroom suite with a roll top bath.

Externally, the property is set on an attractive, ample plot with a driveway for several cars. The large, landscaped gardens to the front and back are really delightful and are surrounded by mature trees. There is a patio to the rear which takes in the evening sun and is ideal for summer barbecues. The genuine double garage, with superb storage space, can be accessed from the front and back, and incorporates both hot and cold plumbing for utilities.

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

Tandridge, D'Upton Lane, Broughton, PRESTON, PR3 5LE

Dwelling type: Detached house	Reference number: 8261-7921-6680-9633-2926
Date of assessment: 27 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 September 2019	Total floor area: 145 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,367
Over 3 years you could save	£ 2,280

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,280 over 3 years </div>
Heating	£ 4,161 over 3 years	£ 2,595 over 3 years	
Hot Water	£ 945 over 3 years	£ 231 over 3 years	
Totals	£ 5,367	£ 3,087	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p>	<table border="1" style="border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">50</td> <td style="text-align: center; font-size: 2em;">78</td> </tr> </table>	Current	Potential	50	78	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
50	78					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 384
2 Increase hot water cylinder insulation	£15 - £30	£ 129
3 Draught proofing	£80 - £120	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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