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**Dibbs Hall Cottage Lower Lane, Preston PR4 1HH**

**£525,000**

*Charming Five-Bedroom Detached Cottage in the Heart of Freckleton – Set on a Large Plot with Off-Street Parking & Double Garage*



**Entrance Hall**

Composite obscure double glazed door to the front. Tiled flooring to porch area, carpeted flooring, ceiling light, feature beams and radiator. Staircase leading to the first floor. Doors leading to the following rooms:

**Lounge**

UPVC double glazed window to the front. Stone tiled flooring, feature beams, ceiling lights, TV aerial point, wall lights and radiators. Feature large fireplace with exposed brick, stone hearth and inset log burning stove. Glazed double doors to Conservatory. Further door to Breakfast Kitchen.

**Conservatory**

UPVC double glazed windows to the sides and rear, and French doors to the rear. Stone tiled flooring, vertical radiator and ceiling fan with light.

**Breakfast Kitchen**

UPVC double glazed leaded window to the side. Range of fitted wall and base units with laminate work surfaces and inset 1 1/2 bowl sink and drainer with gold mixer tap. Integrated appliances include: Algor four ring gas hob with extractor above, and Algor oven. Tiled flooring and splash backs, ceiling lights, radiator, and feature beams. Space for freestanding fridge freezer. Doors leading to Shower Room, Utility and Dining Room.

**Shower Room**

UPVC double glazed leaded window to the rear. Modern three piece white suite, comprising: step-in shower enclosure with glass sliding doors, wall mounted black controls, handheld shower attachment and overhead rain shower; vanity unit with inset wash hand basin and black mixer tap; and WC with push button flush. Black ladder style towel radiator, tiled walls and flooring, spot lighting and extractor fan.

**Utility Room**

UPVC double glazed leaded window window to the rear. Fitted wall and base units with laminate work surfaces and large inset stainless steel sink and drainer with twin chrome taps. Space and plumbing for washing machine, tumble dryer and dishwasher. Ceiling light, tile effect vinyl flooring and wall mounted Worcester boiler.

**Dining Room**

UPVC double glazed leaded windows to the front and side. Laminate flooring, radiator, feature beams, ceiling light and fireplace with electric fire. Door to Entrance Hall.

**First Floor Split Level Landing**

UPVC double glazed leaded window to the side. Feature beams, ceiling lights, radiator and loft access hatch. Doors leading to the following rooms:

**Master Bedroom**

UPVC double glazed leaded window to the side. Carpeted flooring, feature beams, radiator, wall light, ceiling light and built-in wardrobes. Door to:

**En-Suite**

UPVC double glazed obscure leaded window to the rear. Three piece suite comprising: corner panelled bath with gold mixer tap and handheld shower attachment; pedestal wash hand basin with twin gold taps; and WC with handle flush. Vinyl flooring, part tiled walls, radiator, feature beams, spot lighting and built-in linen storage cupboard housing hot water cylinder.

**Bedroom Two**

UPVC double glazed leaded windows to the front and side. Carpeted flooring, feature beams, radiator and ceiling light.

**Bedroom Three**

UPVC double glazed leaded window to the front. Carpeted flooring, feature beams, radiator and ceiling light.

**Bedroom Four**

UPVC double glazed leaded window to the rear. Carpeted flooring, feature beams, radiator and ceiling light.

**Bedroom Five**

UPVC double leaded window to the rear. Carpeted flooring, feature beams, radiator, ceiling light and built-in wardrobe.

**Family Bathroom**

UPVC double glazed obscure leaded window to the rear. Four piece suite, comprising: panelled bath with twin gold taps; pedestal wash hand basin with gold mixer tap; bidet with mixer tap; and WC with handle flush. Part tiled walls, vinyl flooring, feature beams, ceiling light, radiator and fitted cupboard.

**External**

To the front, the property is accessed via a shared driveway, leading to the front door.

To the side, there is a private gated driveway providing off road parking whilst leading to the double garage. Raised stone chipped garden area with central paved patio, Wendy house and a variety of bordering plants, trees and shrubs. External lighting and water tap. Gated access to the rear garden

To the rear, a secure private low maintenance garden offers paved paths, patio area, stone chipped areas and raised stone chipped and planted borders.

**Garage**

Detached double garage with electric door to the front. Personal access door to the side leading to the rear garden. Power and lighting.

**Additional Information**

Tenure - Freehold

Council Tax Band - E

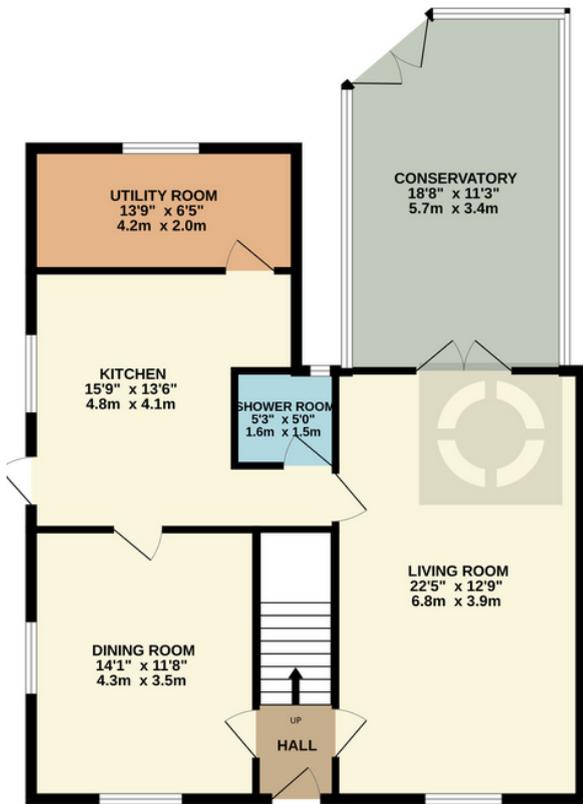
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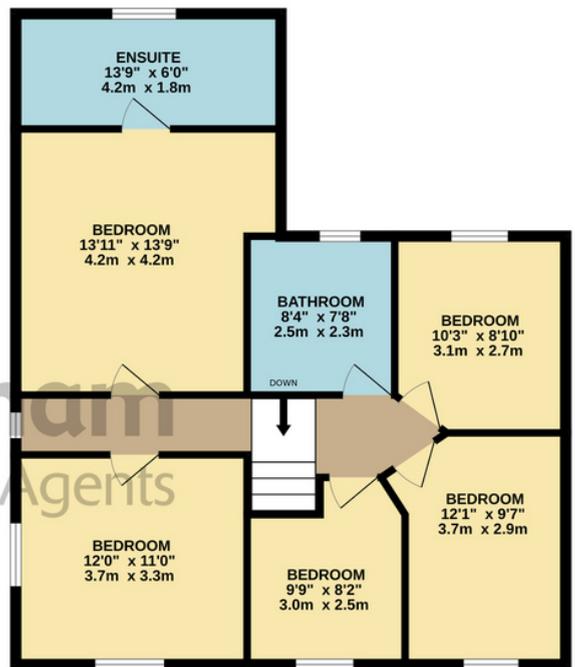


# Floor Plans

GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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