



13 Royal Drive, Fulwood, Preston, PR2 3AF  
Guide Price - £250,000





## 13 Royal Drive, Fulwood, Preston, PR2 3AF

- Property type: House - Detached
- Price: £250,000
- Bedrooms: 4
- Receptions: 2
- Bathrooms: 2
- Local Council: Preston City Council
- Council Tax Rating: D
- Current EPC Rating: C (73)
- Potential EPC Rating: (84)
- Tenure: Leasehold



## Advert Summary

*Nestled in the desirable area of Fulwood, Preston, this charming, detached house on Royal Drive offers a perfect blend of comfort and modern living. Built in 2004, the property boasts a generous well-designed space, making it an ideal family home.*

*Centrally located on the boundary of Fulwood, Preston and Ashton it has access to a wide range of amenities including regular local bus routes to Preston City Centre which is approximately a mile and a half away. There are three local schools situated within half a mile of the property: The Moorbrook School, The Roebuck School and Eldon Primary School.*

*Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The spacious rear lounge is particularly noteworthy, featuring patio doors that open directly into the rear garden, allowing for a seamless indoor-outdoor living experience.*

*The property comprises four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The master bedroom benefits from an ensuite bathroom, adding a touch of luxury and convenience. In addition, there is a second bathroom and a convenient WC, catering to the needs of a busy household.*

*Practicality is further enhanced by the inclusion of a utility room, perfect for managing laundry and household tasks. The property also features a garage, providing secure parking and additional storage options.*

*This delightful home is situated in a peaceful neighbourhood, making it an excellent choice for families seeking a tranquil yet accessible location. With its modern amenities and spacious layout, this property is sure to appeal to those looking for a comfortable and stylish living environment. Don't miss the opportunity to make this lovely house your new home.*

*Call Highgate Homes today on 01772 651165 to get booked in for a viewing!*

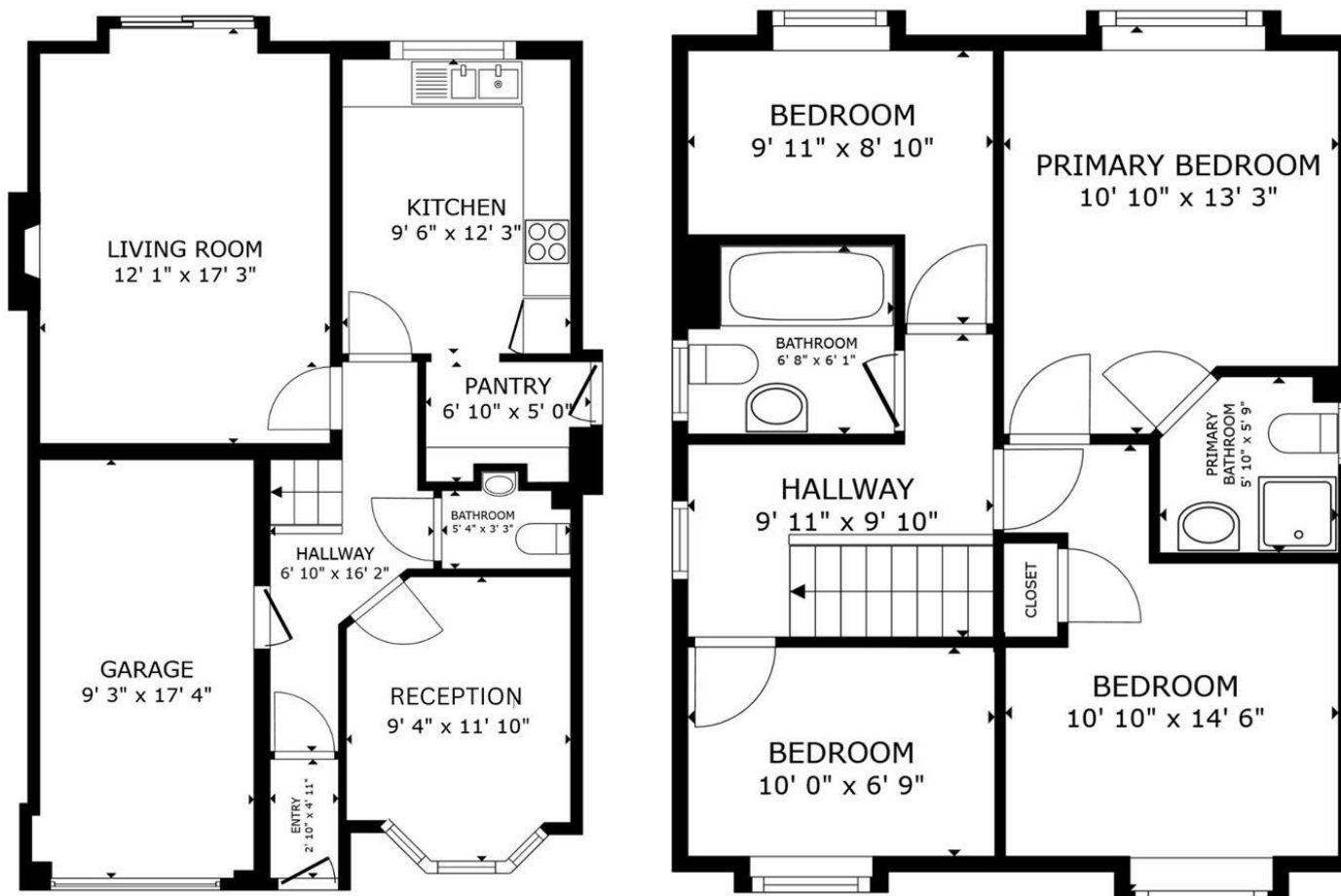


sales@highgatehomes.co.uk | 01772 651165 | [www.highgatehomes.co.uk](http://www.highgatehomes.co.uk)





# Floor Plan



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