



**37 Juniper Drive, Cottam, Preston, PR4 0EE**  
**Offers over £290,000**

## The Property Perspective

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Situated in the highly sought-after area of Cottam, this modern family home enjoys a fantastic position close to a wide range of local amenities, including shops, supermarkets, cafés and leisure facilities. The area is particularly popular with families thanks to its well-regarded schools and excellent transport connections, offering convenient access to Preston city centre, the M55 and M6 motorway networks. Residents can also enjoy a variety of nearby green spaces, parks and countryside walks, making Cottam an ideal location for those seeking a balance between modern convenience and outdoor living.

Built in 2023, this attractive four-bedroom semi-detached home offers stylish and contemporary accommodation arranged over three floors. The ground floor features a welcoming entrance hallway, a modern kitchen/diner fitted with a range of integrated appliances and a convenient downstairs WC. The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, while the impressive second-floor principal bedroom creates a superb private retreat complete with an en suite shower room and useful eaves storage. Externally, the property benefits from a well-maintained rear garden with patio and lawn areas, gated access to the driveway and an outside tap. Combining modern finishes, spacious accommodation and a desirable location, this is an excellent home for growing families and professionals alike.

### Front

Driveway

### GROUND FLOOR

#### Living Room 17'0" x 15'5" (5.2m x 4.7m)

Wood laminate flooring, painted walls, bi folds to garden, radiator.

#### Kitchen 18'4" x 8'2" (5.6m x 2.5m)

Wall mounted and base units, integrated double oven, gas hob, extractor, fridge/freezer, dishwasher, washing machine, window to front, radiator, laminate flooring.

#### Cloaks/WC 5'6" x 2'11" (1.7m x 0.9m)

Toilet, sink, radiator, window to front, laminate flooring

### FIRST FLOOR

#### Bedroom 12'1" x 8'6" (3.7m x 2.6m)

Front facing, carpet, window to front, radiator, painted walls.

#### Bedroom 11'1" x 8'6" (3.4m x 2.6m)

Window to rear, carpet, radiator, painted walls, integrated wardrobes.

#### Bedroom 6'6" x 10'2" (2m x 3.1m)

Front facing, carpet, radiator, painted walls.

#### Bathroom 5'2" x 7'2" (1.6m x 2.2m)

Three piece suite with over bath shower, tiled floor, tiled and painted walls, heated towel rail.

### SECOND FLOOR

#### Bedroom 22'7" x 11'5" (6.9m x 3.5m)

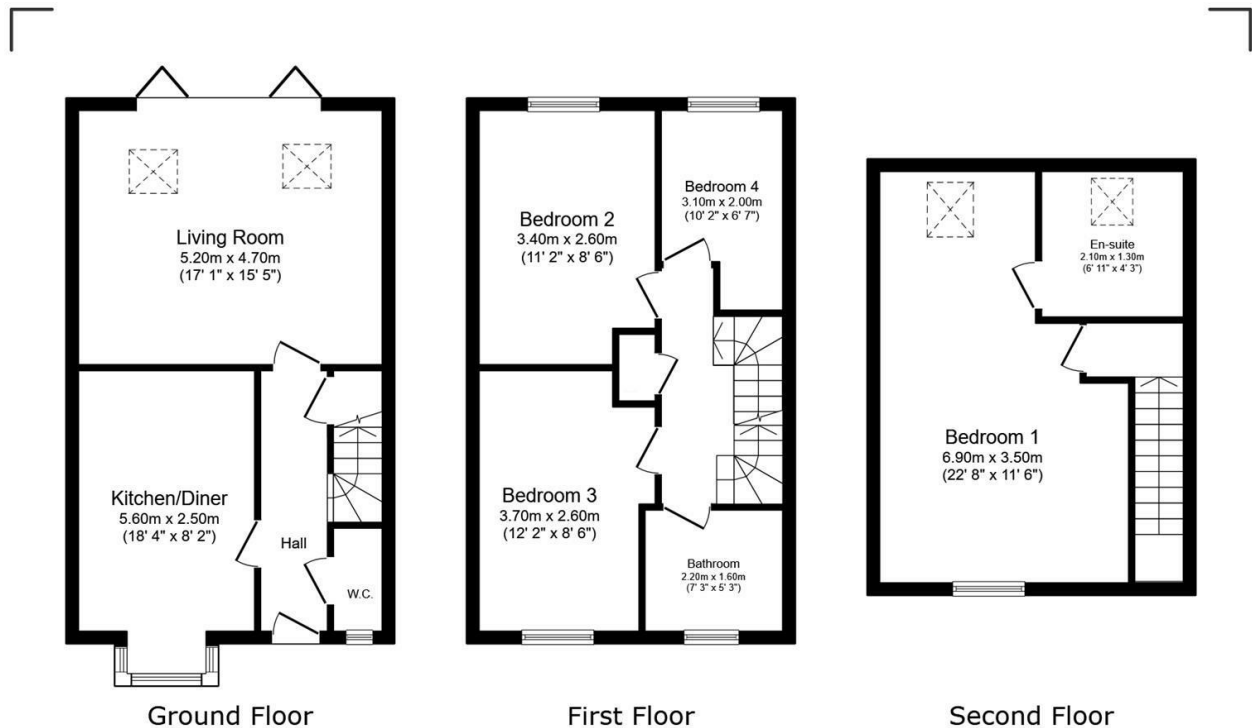
Window to front, skylight to rear, carpet, painted walls, radiator x 2.

#### En Suite 6'10" x 4'3" (2.1m x 1.3m)

Shower, toilet, sink, tiled floor, tiled and painted walls, eaves storage.

### Rear Garden

Patio, lawn, gate access to driveway, tap.



Total floor area: 120.8 sq.m. (1,300 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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