



Central Park Road, Preston, PR5 5BW

£340,000

A beautifully presented four double bedroom detached home, tucked on a lovely corner plot with gardens to three sides, a detached garage and driveway parking.

Built in 2018 and still covered by an NHBC warranty, the property offers well-planned family accommodation with a generous lounge, impressive dining kitchen with bi-fold doors, four good double bedrooms and a large en-suite to the main bedroom. The décor is light and neutral throughout, giving a real "show home" feel.

The house is ideally positioned close to open green space, a children's play area and the cycle route into Preston city centre, making it a great choice for families and commuters alike.



15 Central Park Road, Lostock Hall, Preston, PR5 5BW

Accommodation

Entrance Hall

Composite front door, alarm system, stairs to the first floor, ceiling light point, radiator.

Cloakroom / WC

Low level WC and wash hand basin, radiator, ceiling light point.

Lounge 20'11" x 11'9" (6.4m x 3.6m)

A large, bright dual-aspect reception room with two double glazed windows to the side and an additional window to the front, offering plenty of natural light. Radiator, ceiling light point.

Dining Kitchen 20'11" x 11'9" (6.4m x 3.6m)

Spacious open plan room, ideal for modern family living and entertaining. Fitted with a range of modern wall and base units with worktops, inset sink, gas hob with extractor over and built-in double oven. Space for appliances and a family-sized dining table. Double glazed window to the side and bi-fold doors opening directly onto the rear garden.

Utility Room 6'6" x 5'2" (2.0m x 1.6m)

Additional cupboard space and sink, housing the boiler with space and plumbing for further appliances.

First Floor

Landing

Loft access, storage and doors to all bedrooms and bathroom.

Bedroom One 11'4" x 11'1" (3.47m x 3.4m)

Well proportioned double bedroom with double glazed windows to the side and rear, fitted wardrobes and radiator. Door to:

En-Suite 9'6" x 5'2" (2.9m x 1.6m)

Larger than average en-suite with shower cubicle, wash hand basin and WC. Radiator, part tiled walls.

Bedroom Two 12'1" x 9'9" (3.7m x 2.99m)

Double bedroom with double glazed windows to the front and side, radiator.

Bedroom Three 10'10" x 10'2" (3.32m x 3.1m)

Double bedroom with double glazed window to the side, fitted wardrobes and radiator.

Bedroom Four 11'1" x 9'3" (3.4m x 2.84m)

Another double bedroom with double glazed windows to the front and side. Currently used as a home office/music room, making it ideal as a study, playroom or guest bedroom.

Family Bathroom 3.14m x 1.9m

Generous family bathroom fitted with a white three-piece suite comprising bath, wash hand basin and WC. Radiator, part tiled walls.

Gardens & Plot

Attractive corner plot with lawned gardens to the front and side. To the rear is a private, enclosed garden mainly laid to lawn with patio area directly off the kitchen – perfect for outdoor dining and entertaining.

Garage & Parking

Detached garage with up-and-over door. Driveway to the rear of the property providing off-road parking.

Additional Information

Tenure: Freehold

Communal maintenance charge: £220.00 per annum

Council Tax: Band E

EPC Rating: B

Built 2018 – NHBC warranty remaining





