



**Fallowfield Close, Preston, PR4 3EE**

**£300,000**

**STUNNING FAMILY HOME!!!** We are proud to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Wesham!



# 6 Fallowfield Close, Wesham, Preston, PR4 3EE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Wesham. Benefiting from modern sophisticated decor throughout, enviable corner plot position and stunning South-facing rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, utility room, WC/cloaks and hallway. To the first floor 3 double bedrooms, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

**FREEHOLD**  
Council tax band - D

## GROUND FLOOR

### **Lounge 11'10" x 15'0" (3.62m x 4.59m)**

Carpet flooring with square bay fronted window and blind

### **Kitchen area 10'6" x 12'7" (max) (3.21m x 3.85m (max))**

High quality Karndean flooring with open aspect leading through to the dining area. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer, dishwasher and wine-cooler

### **Dining area 8'4" x 12'5" (2.56m x 3.79m)**

High quality Karndean flooring with patio doors leading to the rear garden and blind

### **Utility 6'3" x 5'1" (1.91m x 1.55m)**

High quality Karndean flooring with access to the rear garden and plumbing for washing machine

### **WC/cloaks**

Vinyl flooring with 2 piece bathroom suite in white and radiator

## **FIRST FLOOR**

### **Bedroom 12'10" x 12'0" (3.92m x 3.68m)**

Carpet flooring with square bay fronted window, curtains and blind

### **En-suite**

Karndean flooring with 2 piece bathroom suite in white, separate showering enclosure, floor to ceiling tiled decor and heated towel rail

### **Bedroom 12'1" x 10'6" (3.70m x 3.21m)**

Carpet flooring with window to the rear elevation and blind

### **Bedroom 8'11" x 7'2" (2.74m x 2.20m)**

Carpet flooring with window to the rear elevation, curtains and blind

### **Bathroom**

Karndean flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spot lighting and radiator

## **EXTERNAL**

Enviable corner plot position with spacious driveway to the front of the property, capable of accommodating over 4 vehicles leading to a single garage with up&over door. Beautifully presented South-facing rear garden, benefiting from a private aspect with laid to lawn and patio area. Further garden to the side of the property with space for office pod or extension.





