



Hedgerow Drive, Grimsargh, Preston

Offers Over £385,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated in the highly sought-after village of Grimsargh, Lancashire. This spacious and thoughtfully designed property offers generous living accommodation throughout, perfectly suited to modern family life, with a stunning open plan kitchen and landscaped rear garden ideal for both entertaining and everyday living. Grimsargh is a desirable semi-rural village offering a welcoming community feel whilst remaining within easy reach of excellent local amenities, reputable schools and scenic countryside walks. The property benefits from convenient access to nearby Preston, with regular bus links running through the village and excellent rail connections available from Preston train station. For commuters, the M6 and M55 motorways are just a short drive away, providing straightforward routes towards Lancaster, Manchester and beyond.

Stepping into the home, you are welcomed by an impressive reception hall featuring decorative panelled walls, setting a stylish tone that continues throughout. The hall provides access to most ground floor rooms and the staircase to the first floor. To the front of the property is a spacious and inviting lounge, enhanced by a large front-facing window that allows natural light to flood the room, creating a warm and relaxing environment for the family to unwind. Moving towards the rear, you'll find the true heart of the home – a stunning open plan kitchen/breakfast room/diner. This beautifully designed space is perfect for modern family living and entertaining alike, with bi-folding doors opening seamlessly onto the rear garden. The contemporary fitted kitchen boasts a range of integrated appliances and ample storage, complemented by a central island with a breakfast bar for two, ideal for casual dining or morning coffee. Just off the kitchen is a practical utility room, providing additional storage and workspace, which in turn leads to a convenient ground floor WC.

To the first floor, an open landing provides access to four generously sized bedrooms, ensuring ample space for growing families, guests or even a home office if required. The master bedroom benefits from its own luxurious three-piece en-suite, offering a private retreat complete with modern fixtures and fittings. The remaining bedrooms are well-proportioned and serviced by a stylish four-piece family bathroom, featuring both a separate bath and shower to cater for busy family routines.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for up to two vehicles, leading to an integrated garage for additional storage or secure parking. The rear garden has been beautifully landscaped to create a versatile and family-friendly outdoor space. Immediately off the property is a seating area, perfect for al fresco dining during the warmer months, which then leads onto a well-maintained lawn ideal for children to play. Towards the rear of the garden is a further seating area complete with a pergola, offering a charming spot to relax or entertain, while thoughtfully arranged plant beds add colour and character throughout.

This exceptional home combines space, style and a prime village location, making it an ideal choice for families looking to settle in one of the area's most desirable settings.



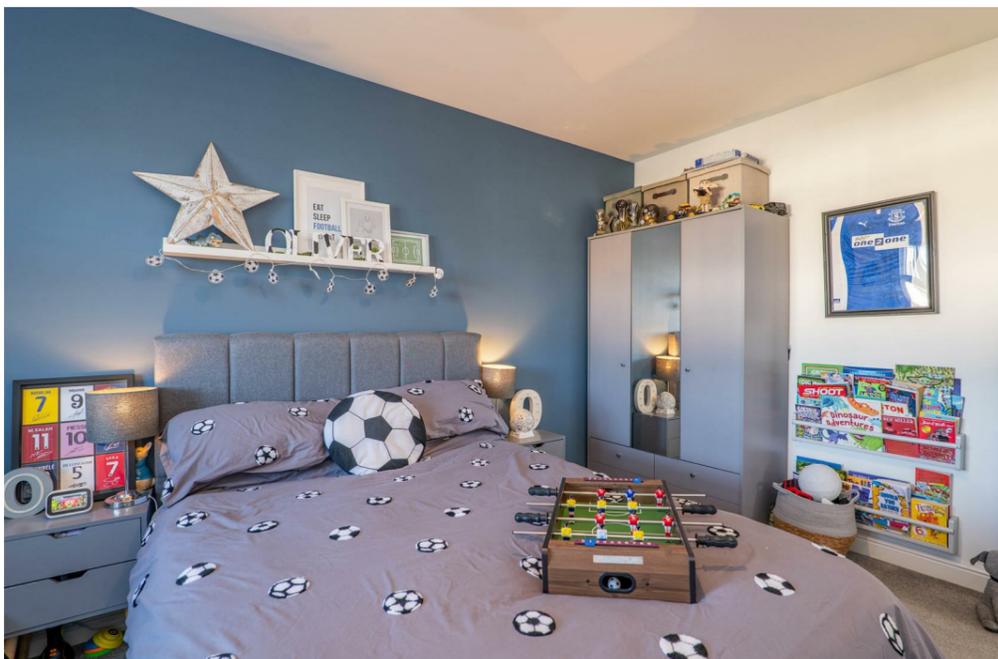
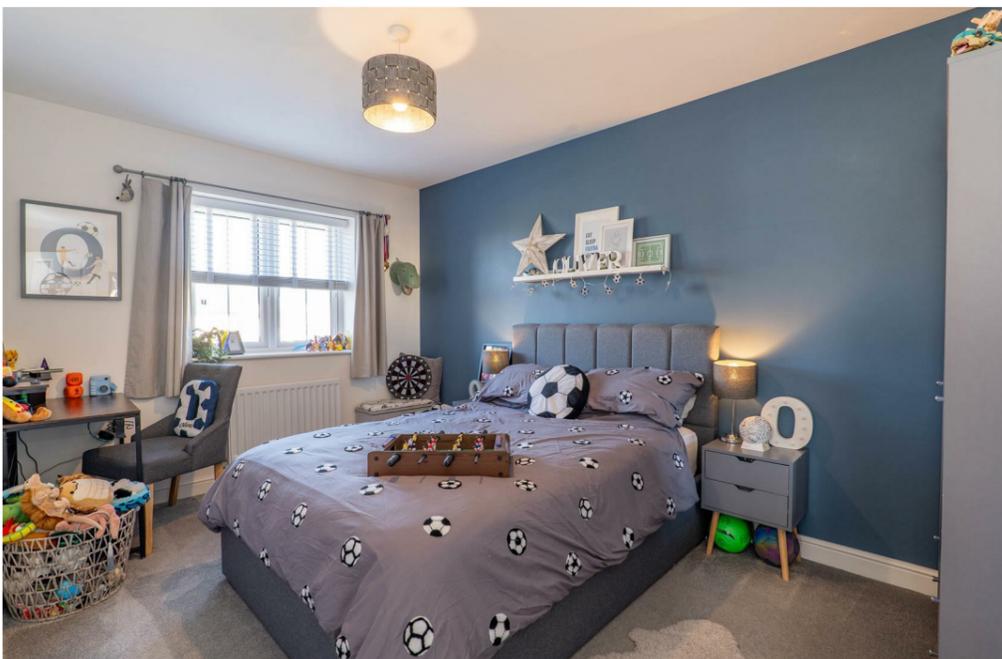










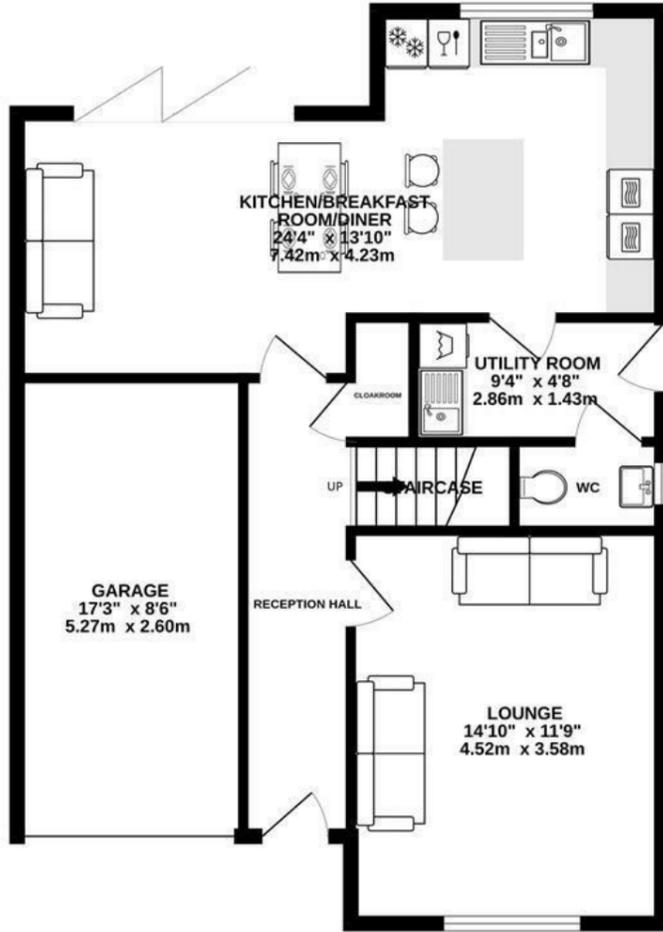




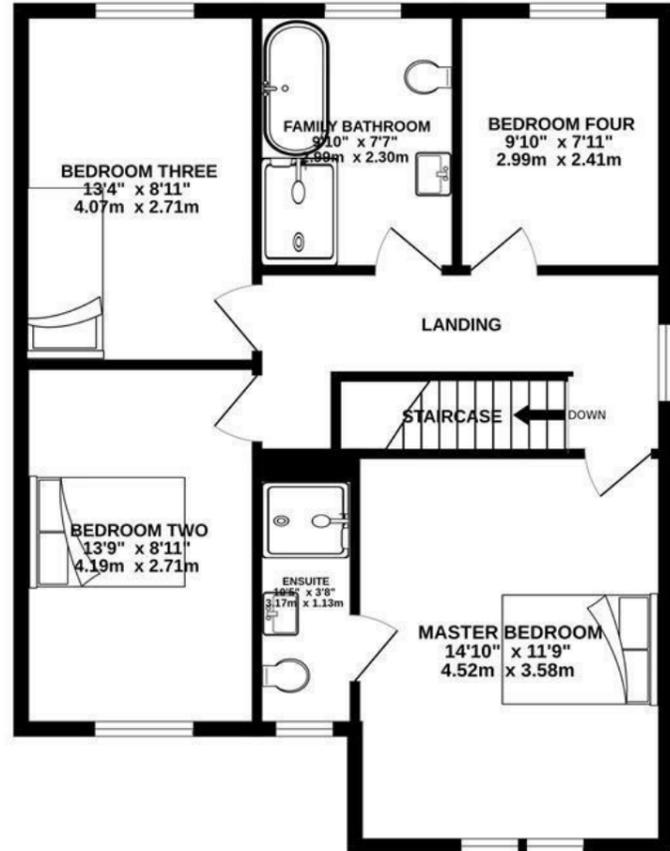




GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.

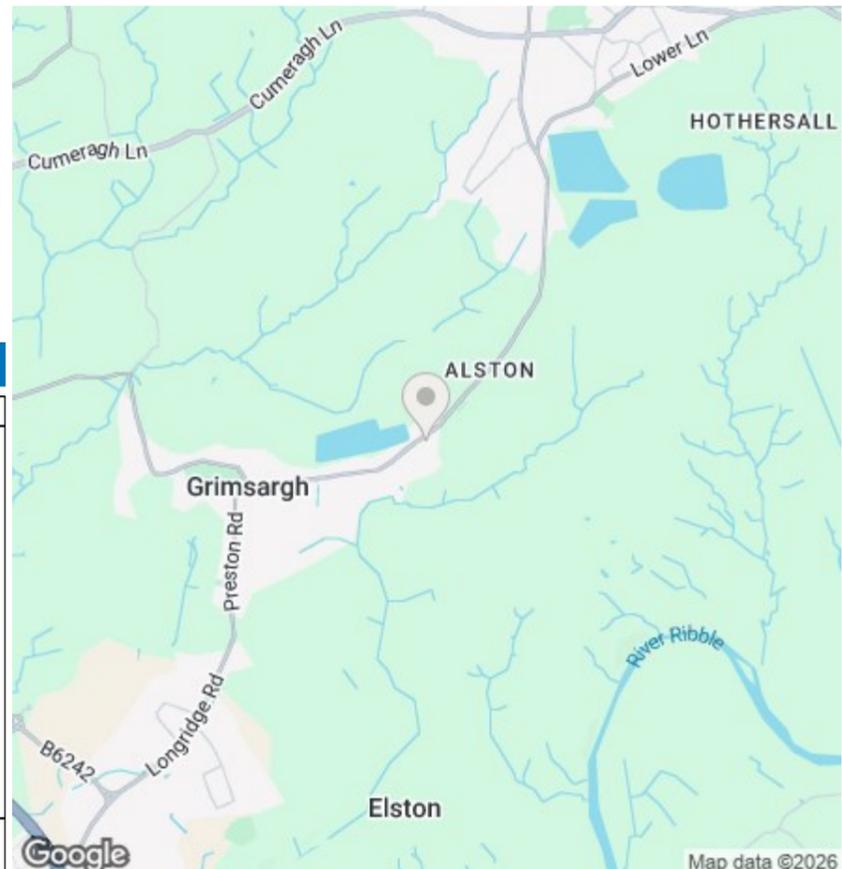


TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	