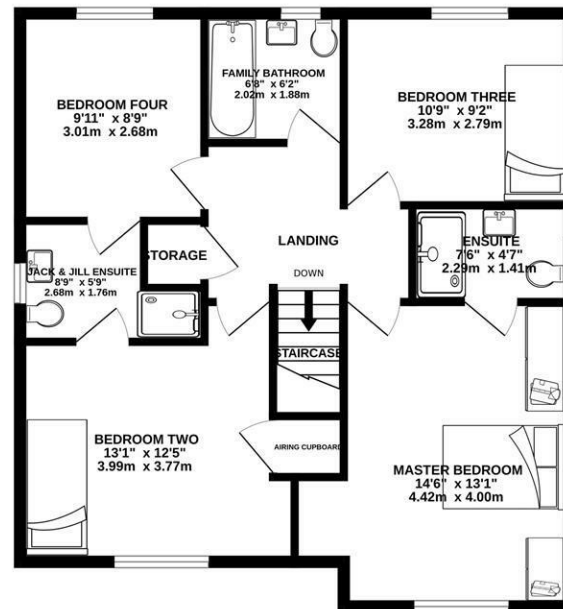
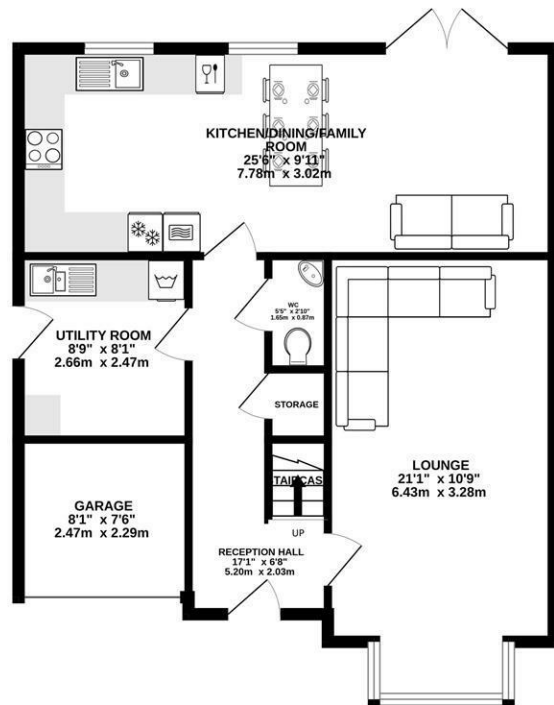


GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.





TOTAL FLOOR AREA: 1420 sq.ft. (132.0 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.
Made with Metropix 5/2023



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) 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	



Oak Leaf Drive, Bamber Bridge, Preston

Offers Over £329,950

Ben Rose Estate Agents are delighted to present to the market a fantastic opportunity to acquire this elegant, four bedroom detached family home. The property is in immaculate condition and is well placed in a highly desirable location within a popular development. This home is spacious and well-proportioned throughout and offers versatile luxury living. It is ideally placed for Bamber Bridge and Preston Centres and is located close to great motorway links and excellent local schools. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. Immediately to the right-hand side of the home is the spacious lounge that can comfortably fit a full settee suite and even features a stunning bay fronted window bringing in ample natural light into the space. Moving back through the hall you'll find the stunning kitchen/dining/family room that is located to the rear of the home. This modern open plan space spans the entire width of the home and features integrated appliances such as a dishwasher, oven and a fridge/freezer. There is also under cabinet LED light situated around the kitchen area. The dining/family section of the room can comfortably fit a large family dining table as well as a seating area with patio doors leading into the garden. Additionally on this floor, you'll find the convenient utility room as well as the downstairs WC located under the stairs.

Moving upstairs, you'll find four good sized bedrooms. The master benefits from beautiful fitted wardrobes as well as a three piece ensuite. Bedrooms two and four also share a Jack & Jill style ensuite shower room. You'll also find the three piece family bathroom on this floor with an over the bath shower.

