BEN ROSE



Grey Gables Avenue, Bamber Bridge, Preston

Offers Over £309,950

Ben Rose Estate Agents are pleased to present to market this immaculately presented four-bedroom detached family home, which has been finished to an exceptional standard throughout and offers a superb combination of contemporary luxury, generous living accommodation and stylish design. Thoughtfully arranged over two floors, the property has been designed with modern family life in mind, providing beautifully appointed interiors, excellent entertaining space and a high-quality finish throughout. Situated in the popular and well-connected area of Bamber Bridge, the home is ideally placed for a wide range of everyday amenities, including supermarkets, independent shops, leisure facilities, schools and local green spaces. Bamber Bridge itself offers excellent transport connections, with the local railway station providing regular services towards Preston and Colne, while frequent bus services also operate through the area. The property is particularly convenient for commuters, with the M6, M61 and M65 all within easy reach, providing access towards Preston, Chorley, Blackburn, Manchester and the wider motorway network. Preston city centre is also readily accessible, offering an extensive selection of shopping, dining and leisure facilities, while the surrounding South Ribble area provides a variety of parks, countryside and family-friendly attractions.

Upon entering, the welcoming reception hall immediately sets the tone for the quality found throughout the home, with a bright and airy feel and the staircase rising to the first floor. From here, there is access to the downstairs WC and spacious lounge, whilst an internal door also provides access to the integrated garage. The luxurious two-piece WC is particularly impressive, featuring striking floor-to-ceiling polished marble tiling. The generous front-facing lounge provides an inviting space in which to relax, benefiting from a large front window that floods the room with natural light and an impressive media wall incorporating a remote-controlled electric fire. Double doors then open directly into the heart of the home – the impressive kitchen diner. This superb open-plan space provides ample room for family dining and entertaining, complemented by a modern luxury fitted kitchen with a range of integrated appliances and elegant polished marble tiled flooring. Double external doors open directly onto the rear garden and patio, creating a wonderful connection between the indoor and outdoor living spaces. A further door leads into the utility room, which continues the same polished marble flooring and benefits from a fitted worktop with integrated sink, storage cupboard and integrated appliances, alongside an external door providing convenient access to the side of the property.

The first floor continues to impress, with four well-proportioned bedrooms offering excellent flexibility for a growing family, guests or home working. The principal bedroom is a particularly luxurious retreat, enjoying a front-facing window, extensive integrated wardrobes with sleek sliding doors and a private three-piece en-suite shower room. The en-suite has been finished with porcelain tiling and laminate plank flooring, creating a stylish and practical space. Bedroom two is another generous room, featuring a front-facing window, integrated wardrobes and additional integrated storage shelving. Bedrooms three and four are positioned to the rear, with both enjoying pleasant views across the garden, while bedroom three is further enhanced by an attractive wood-panelled feature wall. Completing the first floor is the impressive three-piece family bathroom, featuring a large shower bath with overhead shower, sophisticated Italian porcelain tiling and a Bluetooth bathroom mirror with built-in speakers, allowing music or other audio to be connected wirelessly from a phone or tablet.

Externally, the property continues to offer an excellent standard of presentation. To the front, a smart tarmacked driveway provides off-road parking for up to two cars and leads directly to the integrated garage and welcoming entrance door. Mature hedging to either side provides an established and attractive frontage, while a pathway running down the left-hand side of the property leads to gated access into the rear garden. To the rear is a large, enclosed and immaculately maintained lawned garden, providing an excellent setting for children to play, outdoor entertaining or simply enjoying the warmer months. A substantial porcelain-tiled patio spans the full width of the property, offering an impressive area for garden furniture and alfresco dining, while a raised porcelain-tiled border extends across the rear of the garden and incorporates a selection of established planted shrubs. Combining luxurious accommodation, a superb specification, generous outdoor space and an enviable position for accessing local amenities and major transport links, this exceptional detached home represents an outstanding opportunity for families seeking a stylish, turnkey property in the highly regarded Bamber Bridge area.














REMEMBER







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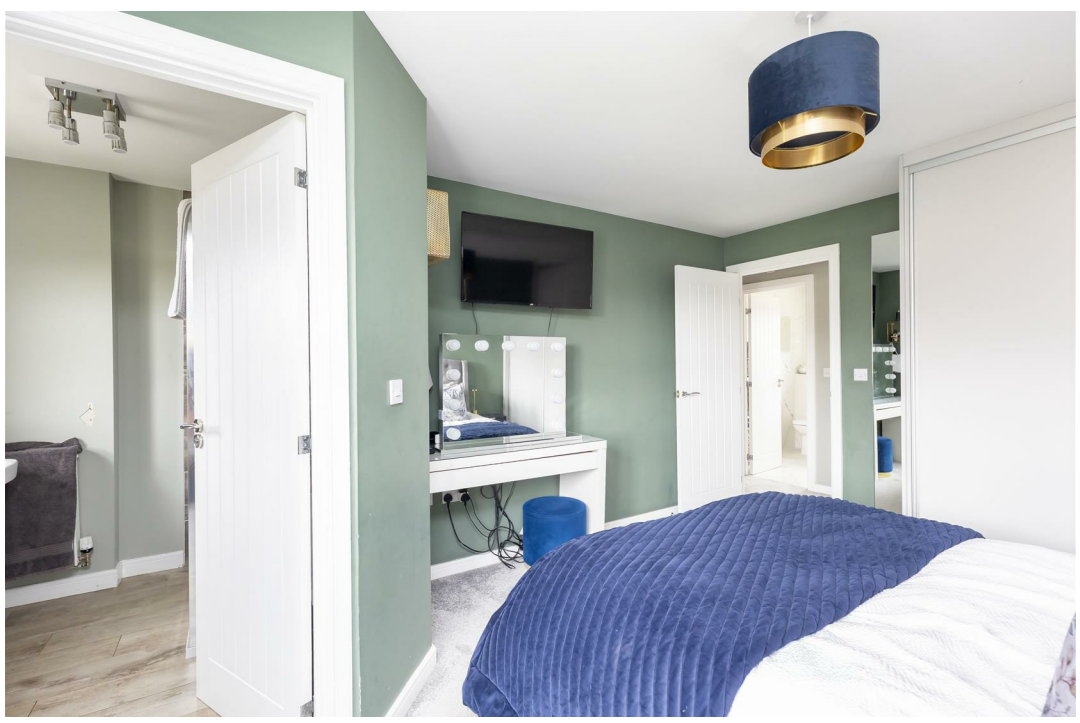

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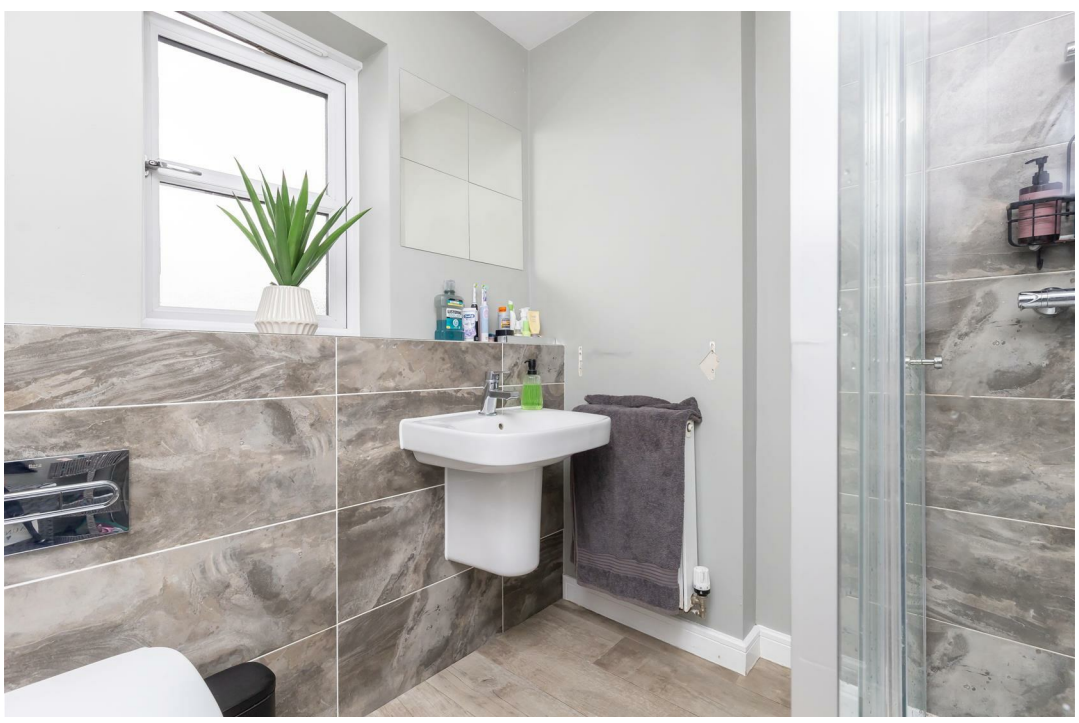












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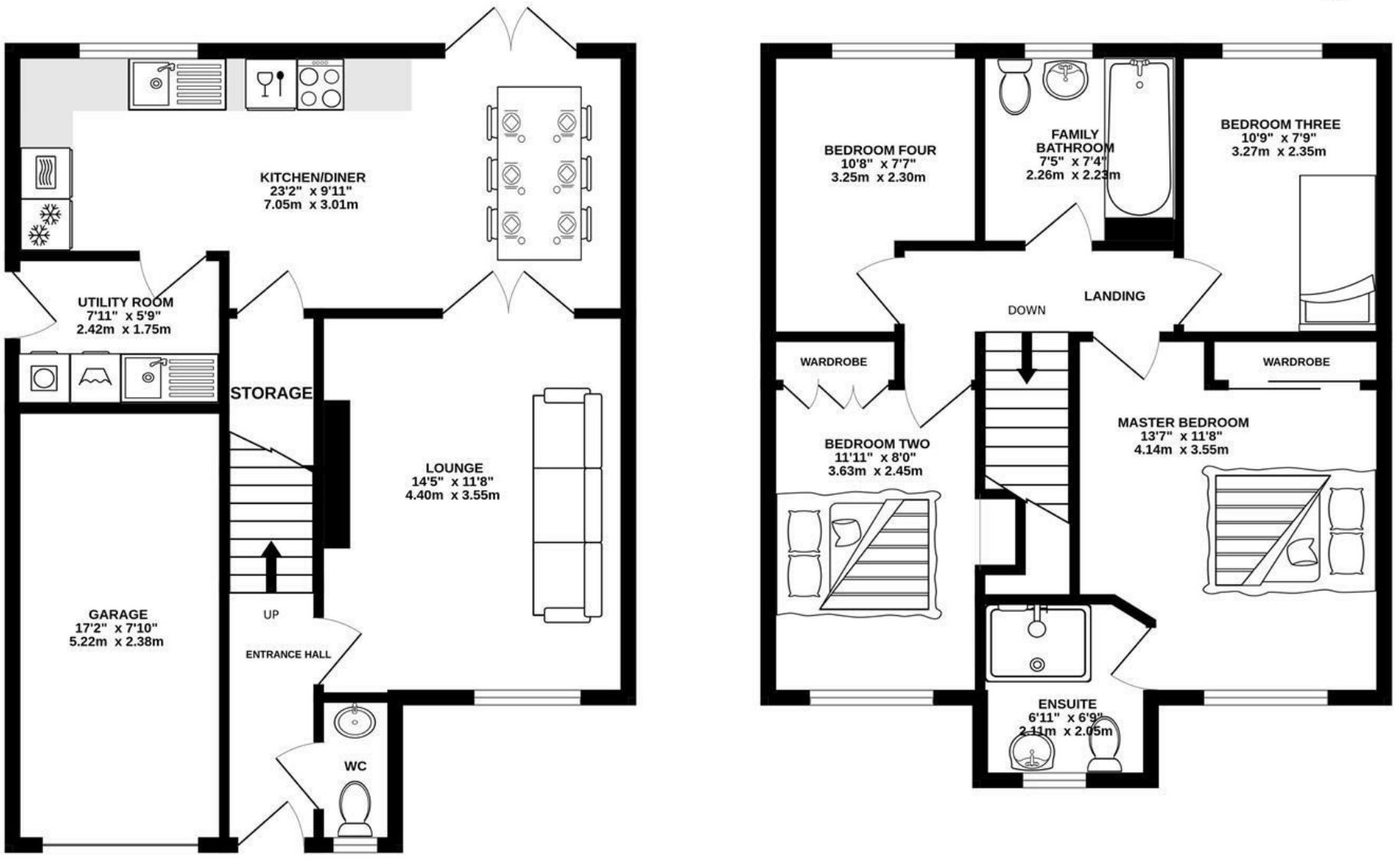




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GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

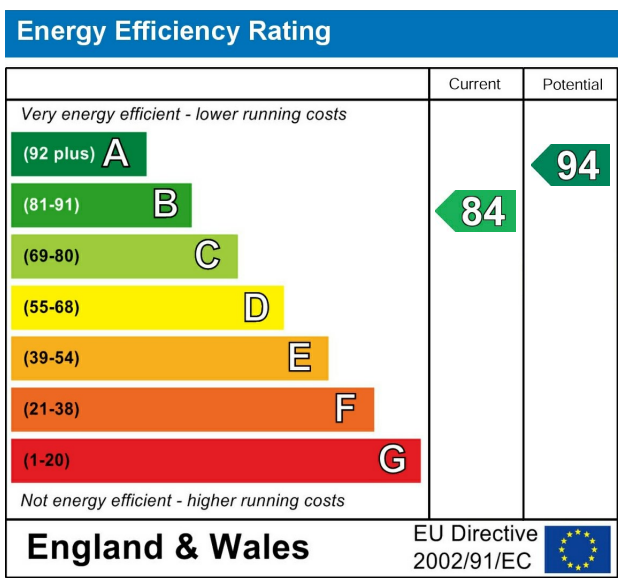
1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.

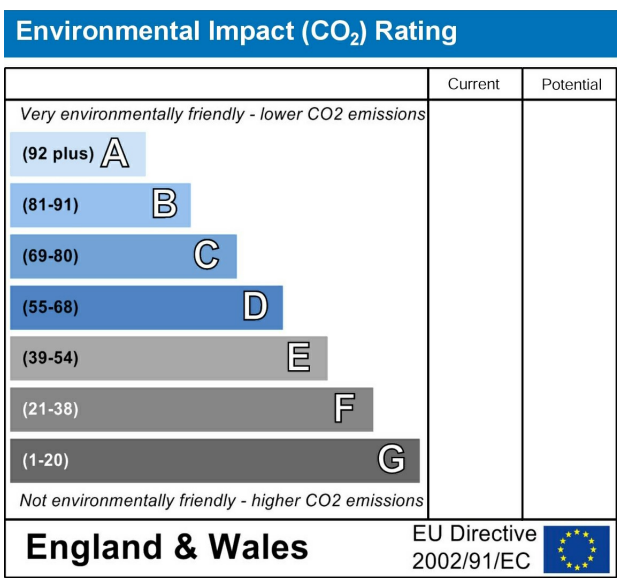


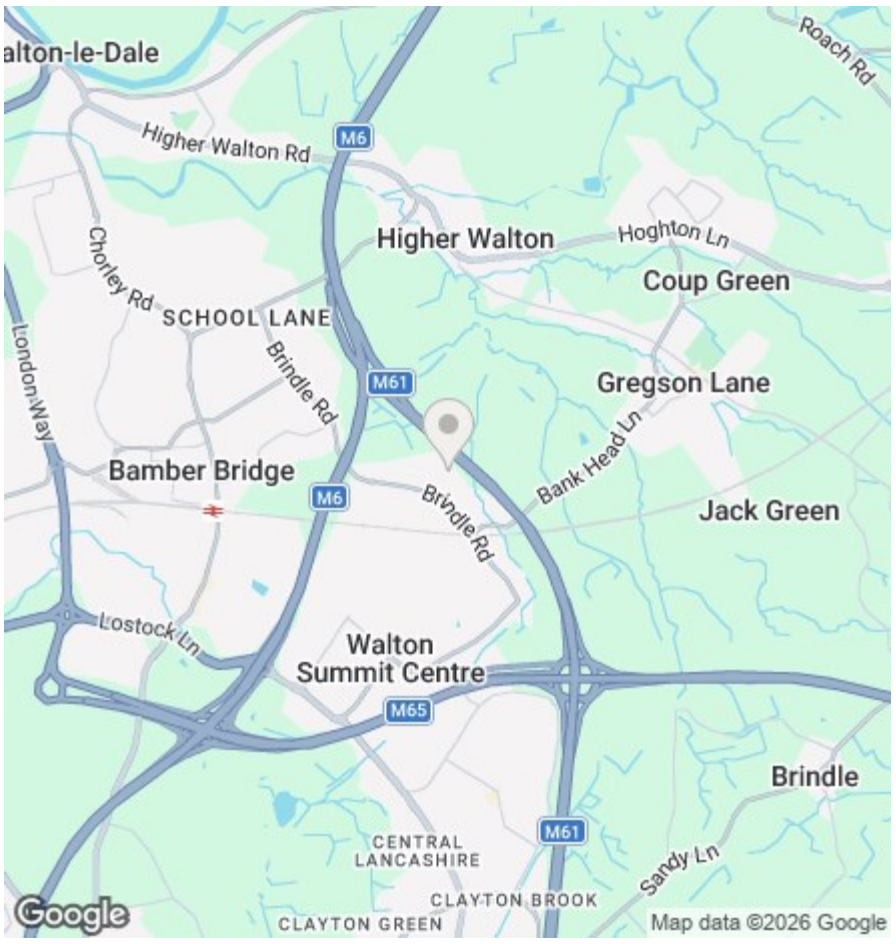
TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.

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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