



Carr Field, Bamber Bridge, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom detached property, with NO ONWARDS CHAIN, located in a sought-after area of Bamber Bridge. The property is situated just a short drive away from both Chorley and Bamber Bridge town centers, offering access to superb local schools, shops, and amenities. With fantastic travel links provided by nearby train stations and the M6 and M61 motorways, this home is ideally positioned for convenient commuting. Viewing at your earliest convenience is highly recommended to secure this wonderful opportunity.

As you step into the entrance hall, you're greeted by a sense of warmth and comfort that permeates throughout the entire property. The lounge, generously sized and adorned with a large front-facing window, is a space of relaxation. Enhanced by Palioptic flooring, this room effortlessly combines style and practicality. Flowing seamlessly in an open plan layout, the lounge connects with the dining room. Here, you'll discover ample room for a large family dining table, complemented by a well-sized under-stair storage area with bespoke fitted shoe storage and plug sockets. Sliding doors provide easy access to the garden, and a single door to the kitchen. The modern kitchen has undergone a complete refurbishment with a high quality German kitchen with soft close cupboard doors and drawers, boasting an array of integrated appliances including a fridge freezer, dishwasher and freestanding Smeg range cooker. This area also grants additional access to the garden and the integral garage, ensuring convenience at every turn.

Upstairs, the first floor accommodates three double bedrooms. The master bedroom is particularly impressive, featuring fitted wardrobes that cater to your storage needs. A well-proportioned storage cupboard can be found just off the landing, adding to the practicality of the layout. The newly fitted family bathroom brings a touch of luxury, boasting underfloor heating and a combination of bath and over-the-bath shower. New carpets have recently been fitted throughout, adding a touch of freshness to the home. This level of comfort and attention to detail makes daily living a pleasure.

The exterior of this home is equally impressive. The south-facing garden welcomes you with its 'sun-trap' patio which includes Victorian stone purchased from the local Cuerden Valley Park. Practicality meets luxury with both warm and cold outdoor taps, as well as outdoor lighting for those relaxing evenings. Nestled within a quiet cul-de-sac, this property ensures a peaceful and serene living environment, enhanced by the well stocked mixed hedgerow bordering the front garden and abundance of natural lighting throughout. Perfect for families, the smart garden office is equipped with power supply, internet connectivity, and insulation, offering a tranquil space for work, hobbies or guest accommodation.

The garage serves a dual purpose, acting as both a garage/utility room and larder. Electric garage doors provide easy access with the driveway comfortably accommodating two cars off road. Notably, the property remains secluded and unobstructed to both the front and rear, ensuring your privacy.

In summary, this three-bedroom detached property presents an exceptional opportunity for a family home. With recent refurbishments to the kitchen, lounge, and bathroom, as well as a range of thoughtful features like the south-facing garden patio, smart office, and ample parking, this home effortlessly combines style, comfort, and practicality bringing both character and warmth. Don't miss the chance to make this wonderful property your own.



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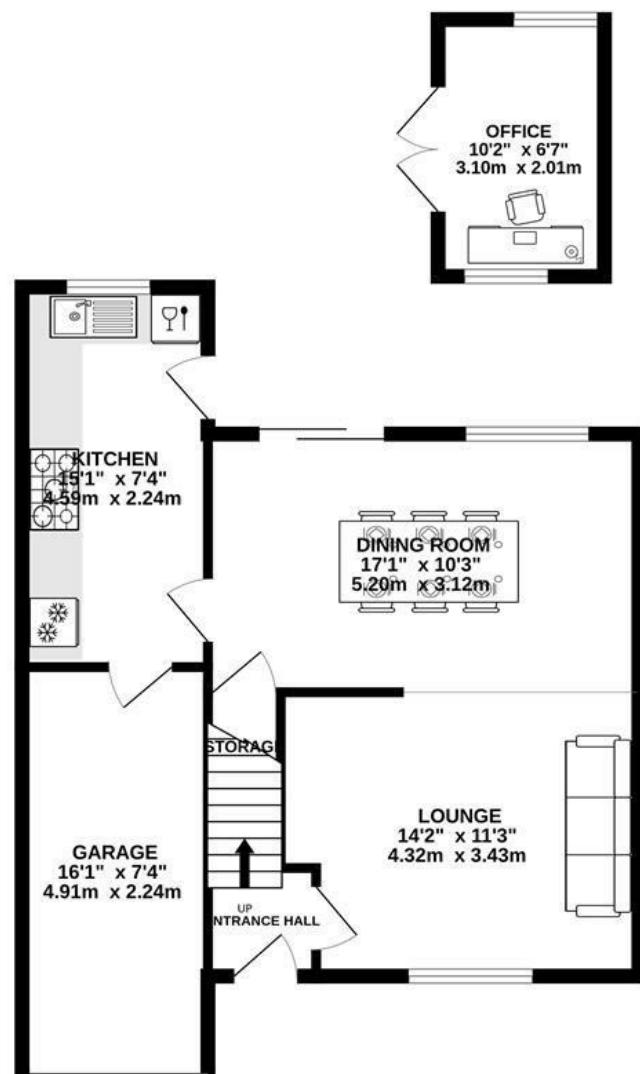
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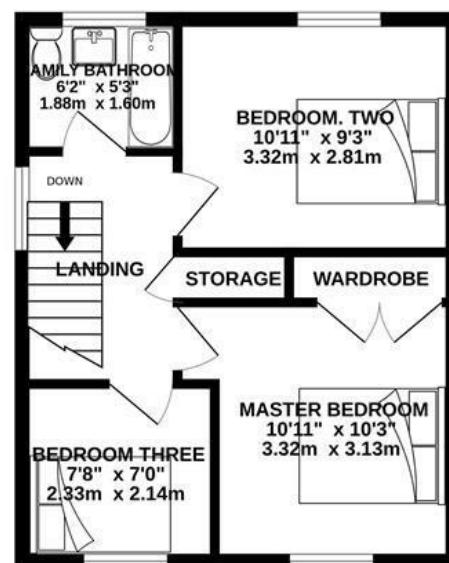


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GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

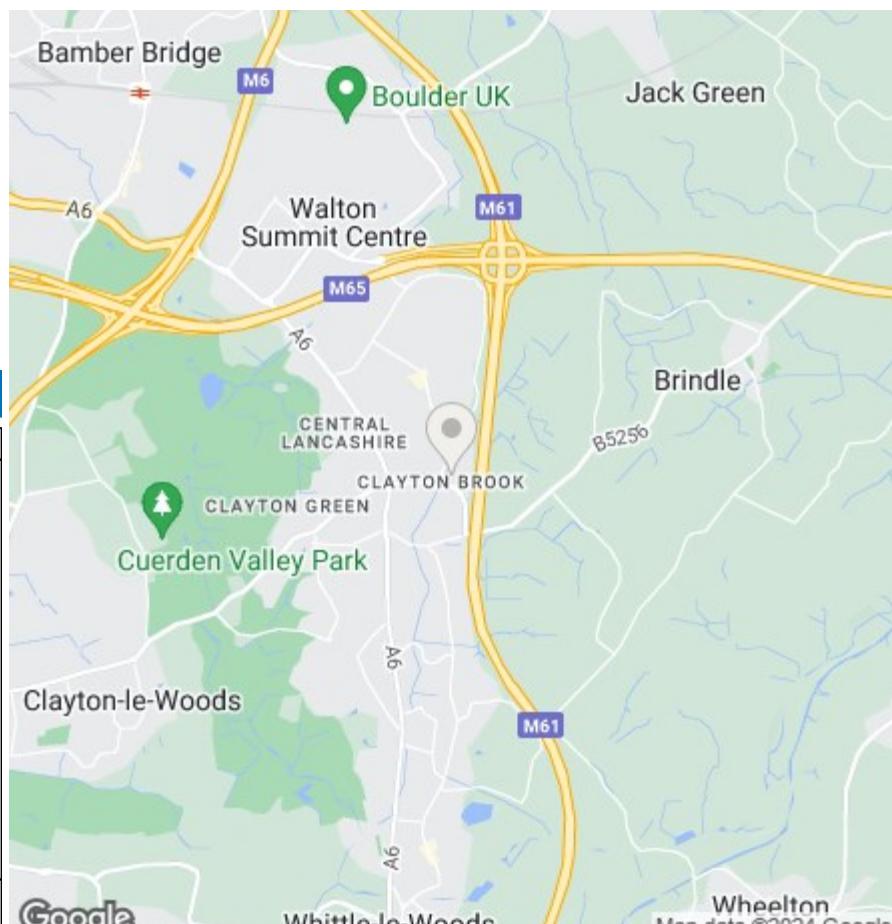


TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

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	
(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	