



## Moss Nook Drive, Grimsargh, Preston

**Offers Over £429,995**

Ben Rose Estate Agents are pleased to present to market this stunning, four-piece detached property situated in the picturesque and sought-after village of Grimsargh. This contemporary home is ideal for families, boasting ample indoor and outdoor living space. With open aspect views to the front and easy access to the M6 motorway, it offers a perfect blend of modern living and convenience.

On the ground floor, you are welcomed into a spacious reception hall with a convenient WC. The internal access to the garage/utility, currently utilized as a gym, features an electric up and over door and houses the Myenergi system, which supports the electric vehicle charging point. The lounge, adjacent to the garage, showcases two bay windows providing abundant natural light. The heart of the home is the stunning open-plan kitchen/breakfast room, equipped with integrated NEFF appliances, dual ovens, a wine cooler, and a five-ring gas cooker. The central island with a contrasting worktop adds a touch of elegance, with a breakfast bar for up to four people. Connecting seamlessly, is the orangery with bi-folding doors leading to the garden. This versatile space offers an abundance of uses and is currently a dining room for the current owners and even has an air conditioning unit that is perfect to be used all year round.

Moving to the first floor, four double bedrooms await, each benefiting from fitted wardrobes. The master bedroom features an air conditioning unit and a private three-piece en-suite bathroom, while bedroom four serves dual purposes with integrated storage and its current use as a dressing room. A four-piece family bathroom completes the upper level, ensuring comfort and convenience for the entire family. The high-quality finish throughout the property reflects contemporary living at its finest.

NHBC warranty remaining.

Externally, the property boasts a corner plot in a sought-after development, offering unobstructed views to the front. The driveway provides space for two cars, leading to the single integrated garage with an EV charging point. The professionally landscaped front and rear gardens is a highlight, with the rear garden featuring stunning tiling and a composite decked patio area. Additionally, there's an enclosed space for pets, making it a perfect space for the entire family.

With freehold tenure, solar panels, and attention to detail in both front and rear gardens, this home epitomizes modern living with style and functionality.

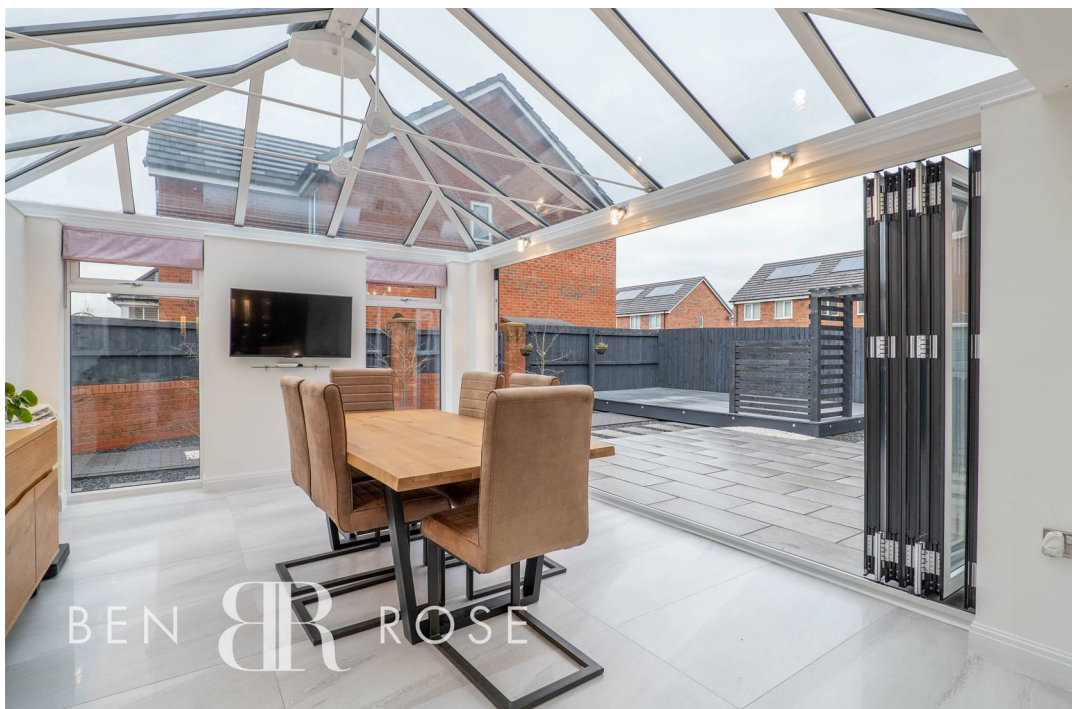




















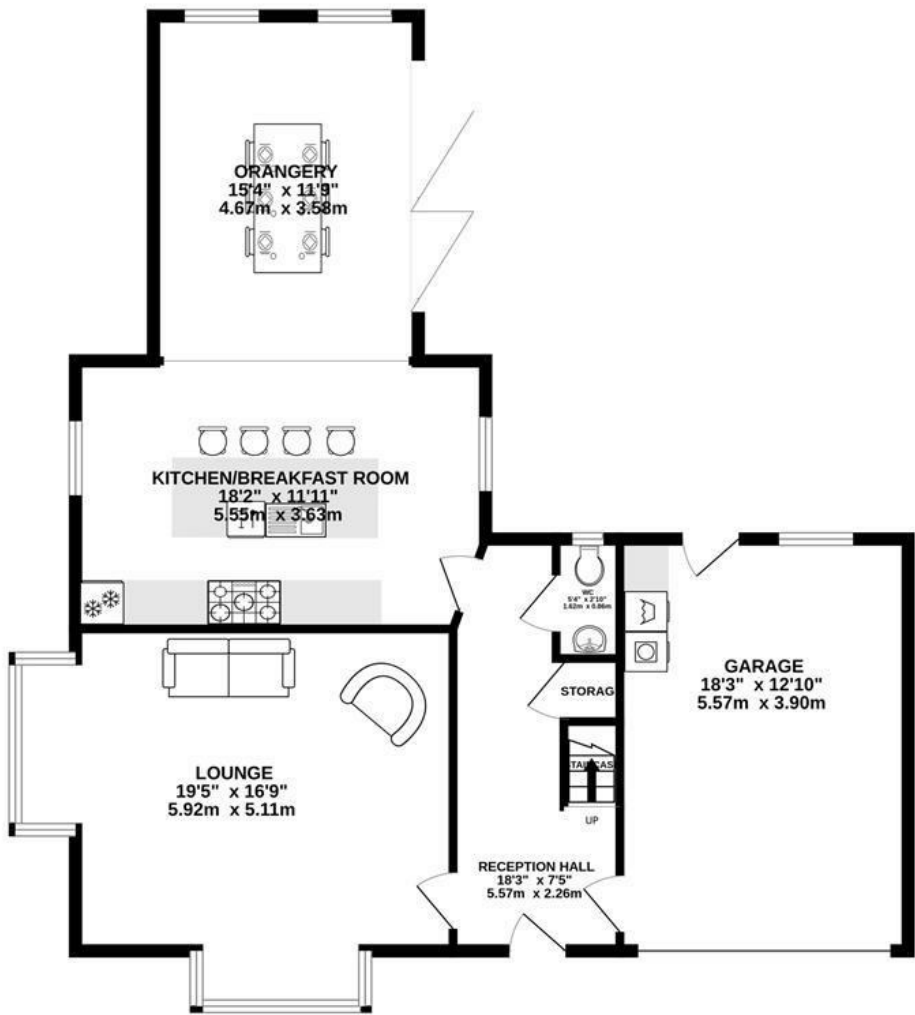




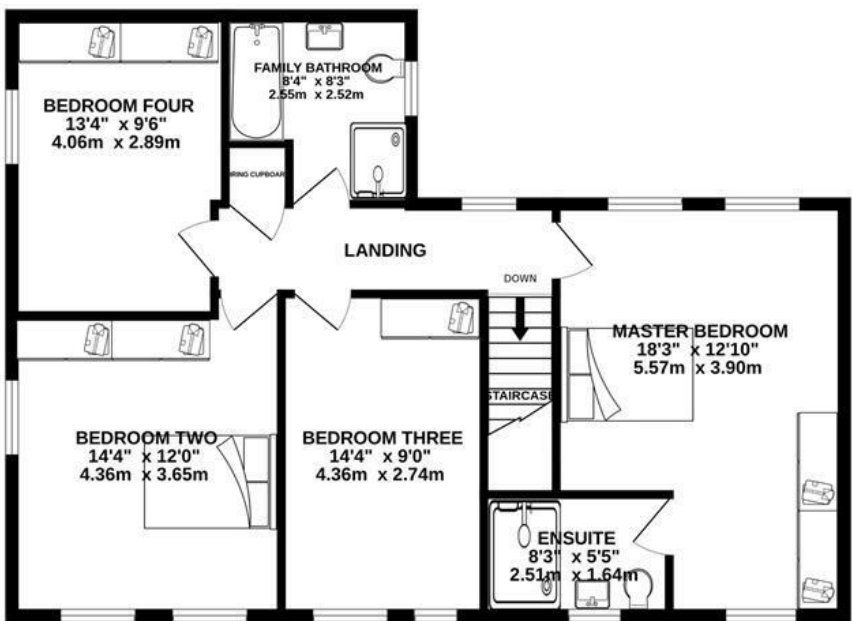


# BEN ROSE

GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 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.

Made with Metropix ©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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

