



## Parkside Drive, Broughton, Preston

**Offers Over £359,950**

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached home, located on an exclusive development in the sought-after village of Broughton. Offering a perfect blend of style and functionality, this beautifully designed property is ideal for families seeking modern living in a prime location. Situated within walking distance to the highly regarded Broughton Primary and Secondary Schools, the home also backs directly onto Broughton Park, with private gated access from the rear garden—perfect for outdoor family activities. Broughton provides an excellent balance of countryside charm and urban convenience, with superb local amenities including shops, restaurants, and reputable schools. The area is well connected, with easy access to major transport links such as the M6 and M55 motorways, as well as excellent bus routes into nearby Preston and beyond. Sports and leisure facilities are also within close reach, making this a highly desirable place to call home.

Upon entering, you are welcomed into a spacious reception hall that immediately sets the tone for the elegance within. Throughout the ground floor, Amtico flooring adds a luxurious and cohesive finish. Just off the hall, a versatile snug provides a quiet retreat, home office, or could easily function as a dining room depending on your lifestyle needs. The impressive front lounge is a true highlight, boasting a bay-fronted window that floods the space with natural light. Towards the rear, the stunning open-plan kitchen/breakfast room is designed for modern family life, featuring high-spec integrated appliances including a microwave and dishwasher, alongside a breakfast bar for two. This space seamlessly flows into the garden, making it ideal for both everyday dining and entertaining. A convenient utility room and a stylish WC complete the ground floor.

Moving upstairs, the open landing leads to four well-proportioned bedrooms. The master bedroom enjoys the luxury of a private three-piece en-suite and benefits from delightful views overlooking Broughton Park to the rear. Bedrooms two and three are both spacious doubles, with bedroom four currently being utilised as a home study. A beautifully appointed four-piece family bathroom serves the remaining rooms, complete with both a bath and separate shower for added comfort and versatility.

Externally, the property continues to impress. A double driveway to the front provides off-road parking for two cars and is complemented by a neatly maintained lawn and hedging that enhance the curb appeal. The rear garden is well presented and wraps around to the side of the property. It prominently features a lawn as well as a seating area directly off the utility room and offers a private and peaceful setting. Gated access leads directly into King George's Park Playing Fields, perfect for families and dog walkers alike.

This exceptional family home, set within a prestigious development and benefitting from direct park access and close proximity to outstanding schools, offers contemporary living in a prime location—early viewing is highly recommended.













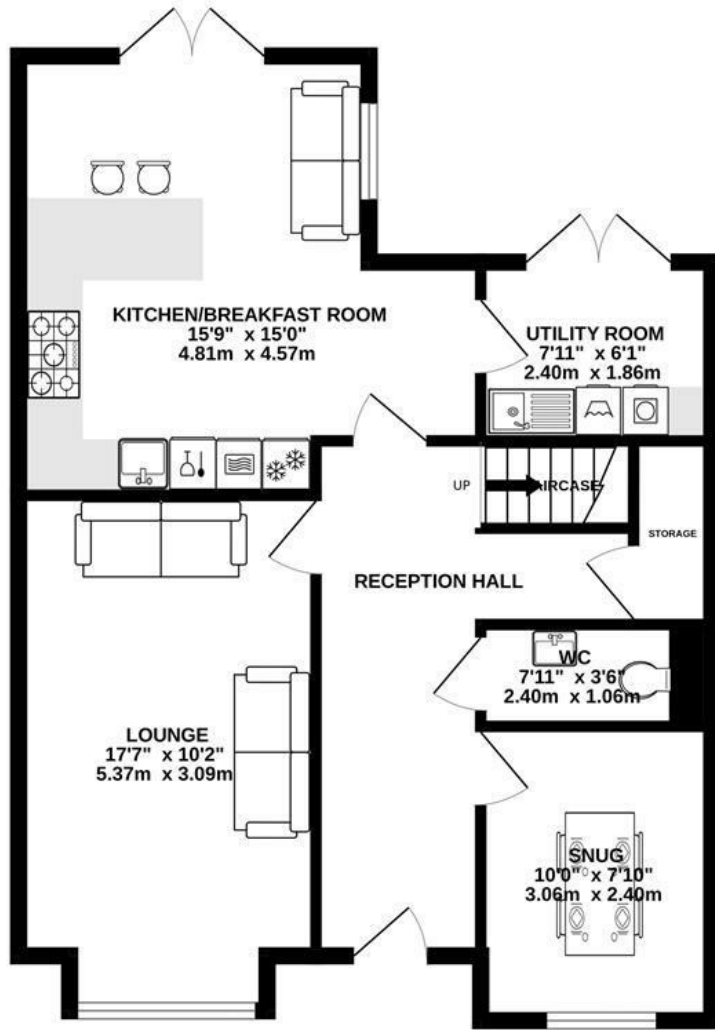




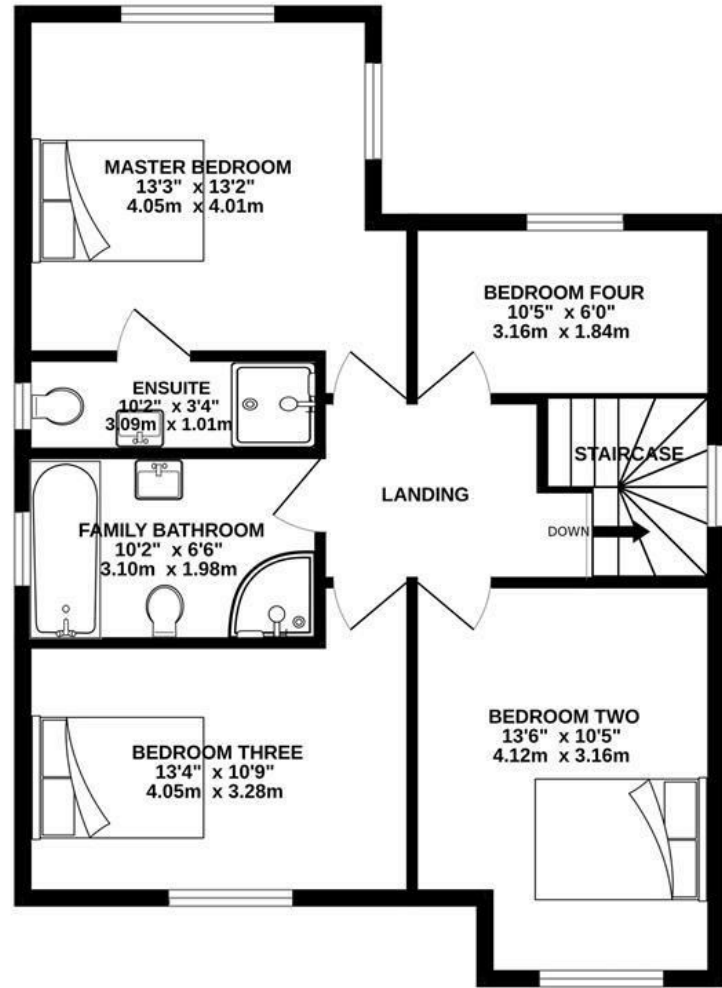




GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.

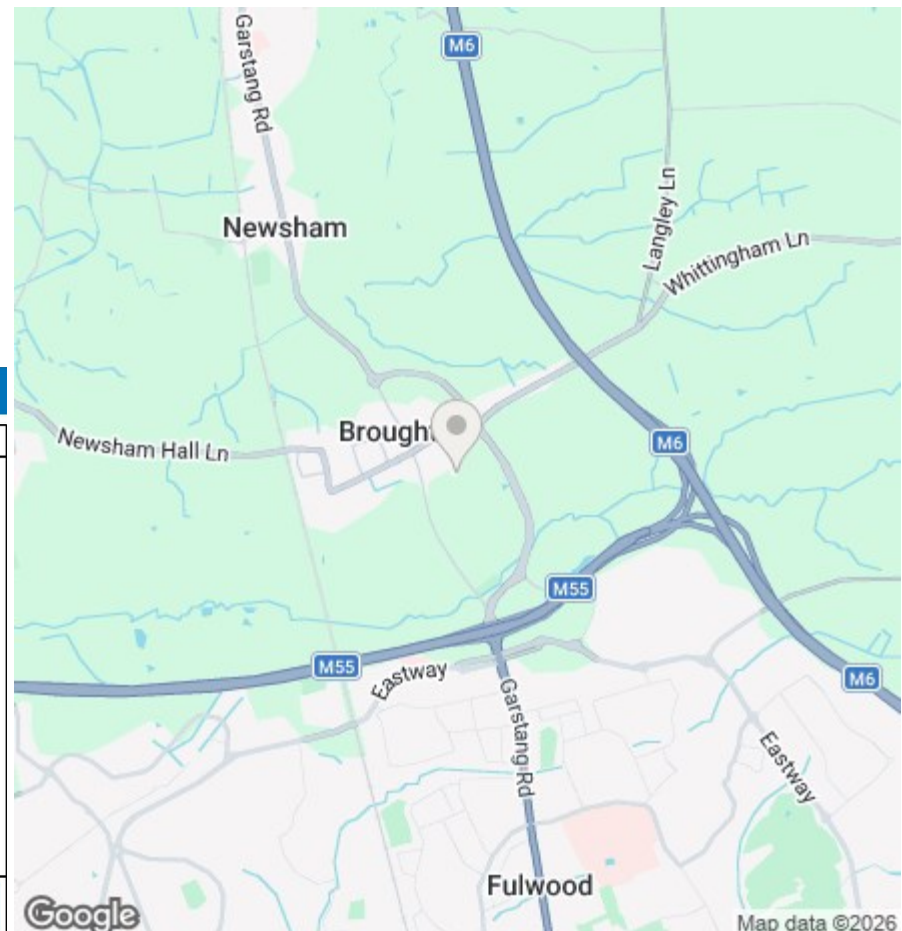


TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	