



## Goldcrest Drive, Bamber Bridge, Preston

**Offers Over £309,950**

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached home, located on a quiet and sought-after cul-de-sac in the heart of Bamber Bridge. Perfectly suited for growing families, this spacious property offers a wonderful balance of living and entertaining space both inside and out. Situated just a short distance from a wealth of local amenities, including shops, supermarkets, and excellent schools, the home also benefits from superb travel links. Bamber Bridge train station is conveniently nearby, offering direct access to Preston and beyond, while a network of reliable bus routes and close proximity to the M6, M61 and M65 motorways make commuting across Lancashire and to major cities like Manchester and Liverpool exceptionally straightforward.

As you enter the home, you're welcomed into a bright and inviting reception hall featuring an open staircase and giving access to most of the ground floor rooms. Towards the rear of the property, the generously sized lounge creates a relaxing retreat, complete with a feature fireplace, a charming bay window overlooking the garden, and French doors that open out to the rear patio – perfect for summer evenings. To the front of the home is the family dining room, easily accommodating a large table and ideal for family meals or entertaining guests. The modern kitchen boasts a range of integrated appliances and ample worktop space, with direct access through to a practical utility room. Completing the ground floor is a convenient WC, thoughtfully positioned for guests and day-to-day use.

Moving to the first floor, the home offers four well-proportioned bedrooms, making it a fantastic option for families of all sizes. The master bedroom benefits from fitted wardrobes and a private en-suite shower room, offering both style and functionality. The remaining three bedrooms are tastefully decorated and can be adapted as children's rooms, guest rooms, or even a home office. A stylish three-piece family bathroom with an over-the-bath shower services the remaining bedrooms and completes the upper floor.

Externally, the property boasts a private driveway with space for up to four vehicles, leading to a single integrated garage that provides additional storage or secure parking. To the rear, a beautifully secluded garden awaits, bordered by mature trees and shrubs that create a tranquil and private outdoor space. With a well-kept lawn and multiple seating areas, this garden is perfectly suited for family relaxation, outdoor dining, and summer entertaining.

This is a superb opportunity to own a well-appointed family home in a quiet yet well-connected location – early viewing is highly recommended.





































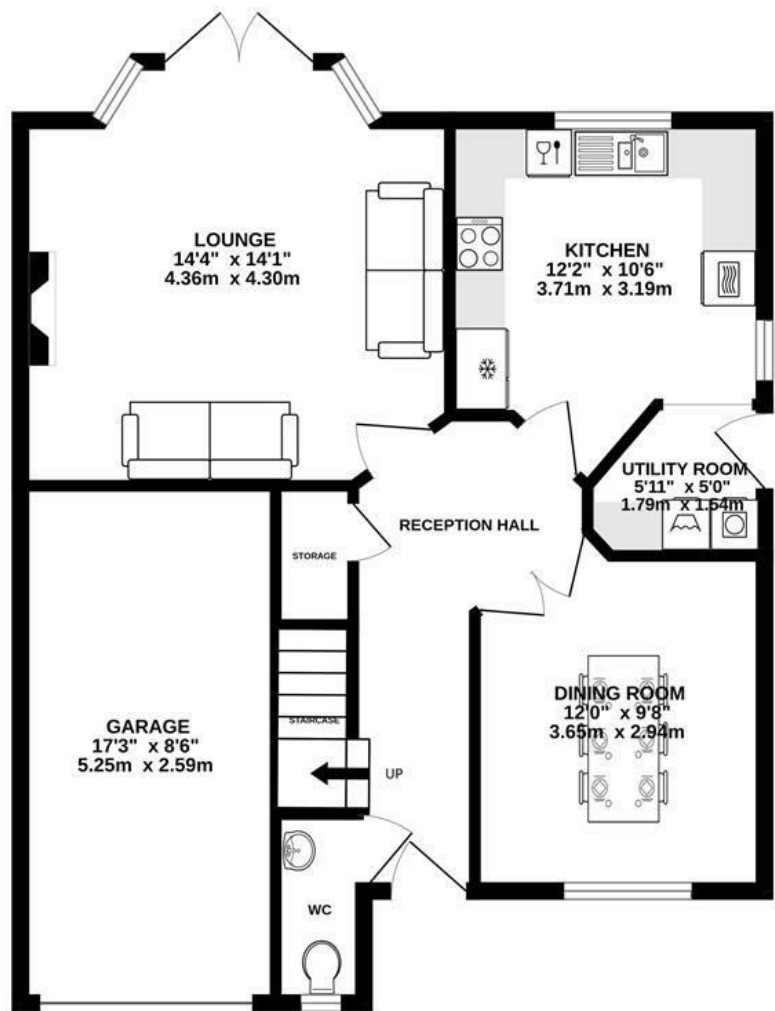




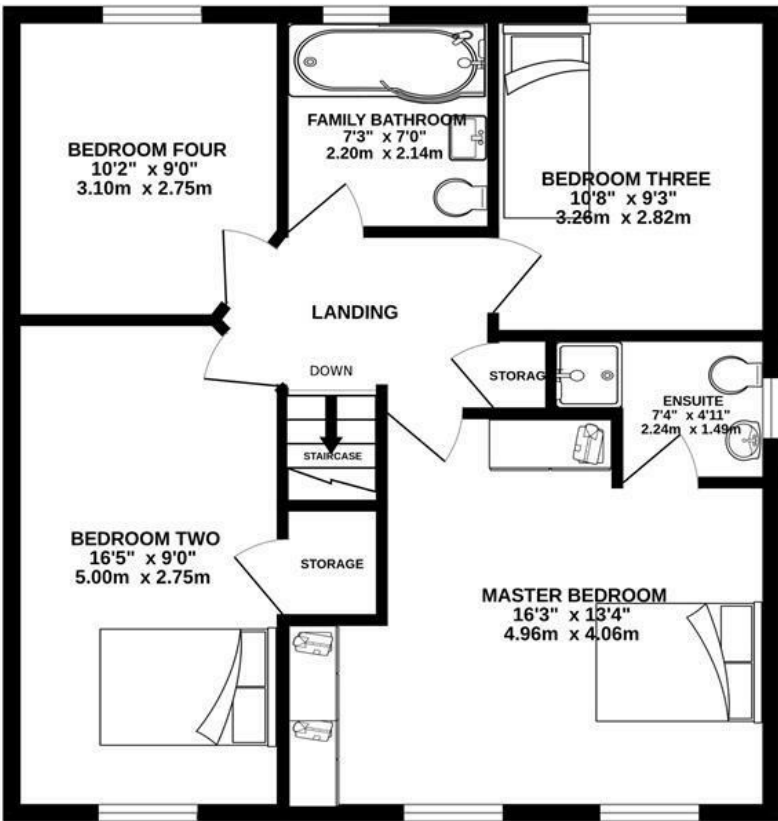


# BEN ROSE

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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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		
	75	79
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	

