



Elm Close, Bowgreave, Preston

Offers Over £385,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached home, nestled within a quiet and friendly cul-de-sac in the sought-after village of Bowgreave, Lancashire. Offering a perfect blend of style and functionality, this extended property is ideal for families seeking modern living in a prime location. Bowgreave provides an excellent balance of countryside charm and urban convenience, with close proximity to superb local amenities including shops, restaurants, and well-regarded schools. The area is well connected, with easy access to major transport links such as the M6 and M55 motorways, as well as bus routes into nearby Preston and beyond.

The home has undergone a range of recent upgrades, including a substantial rear extension and a contemporary fitted kitchen. The ground floor features stylish and hardwearing Amtico flooring, complemented by new carpets throughout. The property also benefits from a smart heating system, which can be conveniently controlled via your phone, enhancing both comfort and energy efficiency.

Stepping into the property through the welcoming entrance hallway, you are led into the spacious lounge, which features a beautiful bay window overlooking the front aspect. From here, you enter the stunning open-plan kitchen/dining room. This impressive space forms the true hub of the home and flows seamlessly into the orangery at the rear. The kitchen offers ample storage, a full range of integrated appliances, and a central island with breakfast bar. The dining area provides ample space for a large family dining table and features an open staircase leading to the upper level. The bright and airy orangery offers versatile additional living space, with sliding patio doors opening onto the rear garden. A convenient downstairs WC, located between the lounge and kitchen, completes the ground floor.

Moving upstairs, you will find four well-proportioned bedrooms, three of which are doubles, with the master bedroom benefiting from a private en-suite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home boasts a private driveway to the front, providing off-road parking for multiple vehicles and leading to the attached single garage, accessed via an up-and-over door. To the rear is a generously sized garden featuring a spacious lawn and flagged patio, creating the perfect setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality and space this home has to offer and to avoid potential disappointment.



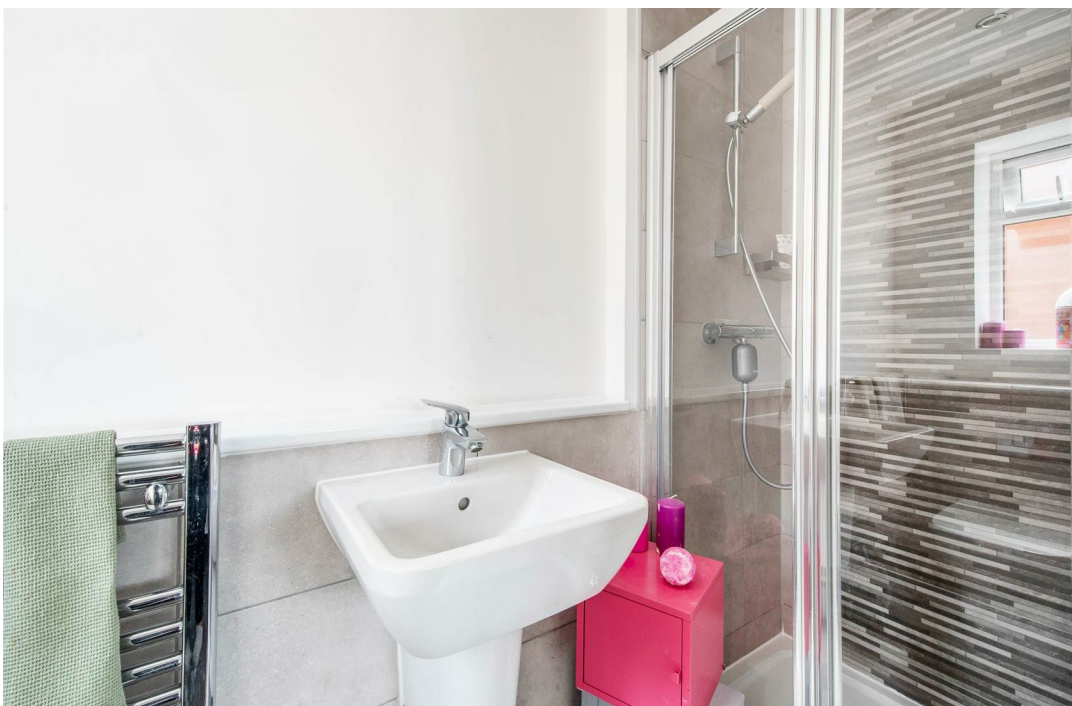












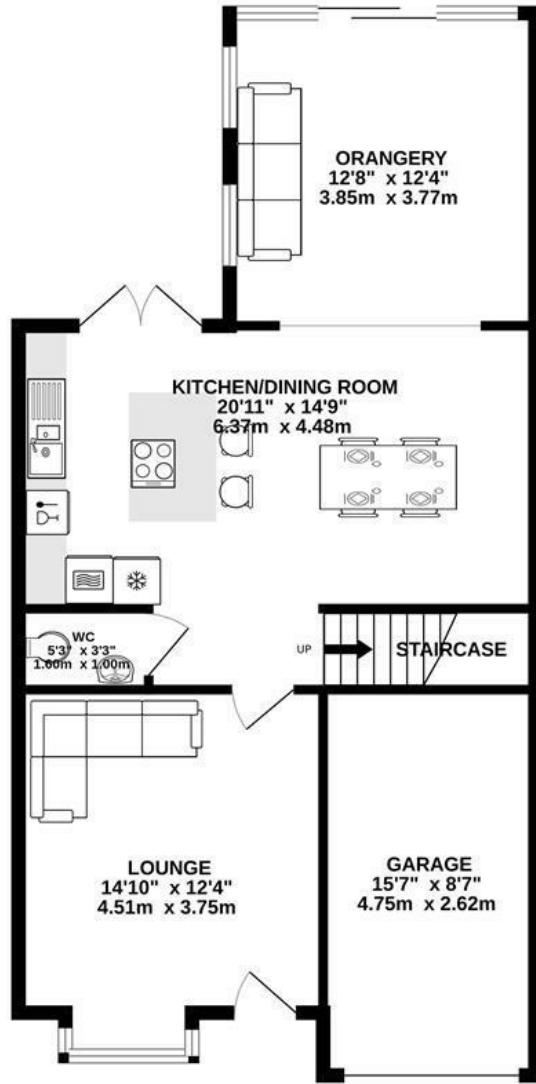




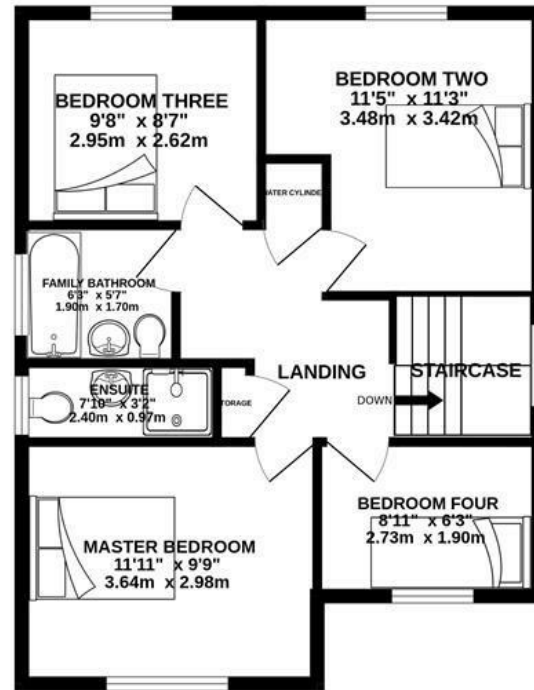


BEN ROSE

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.

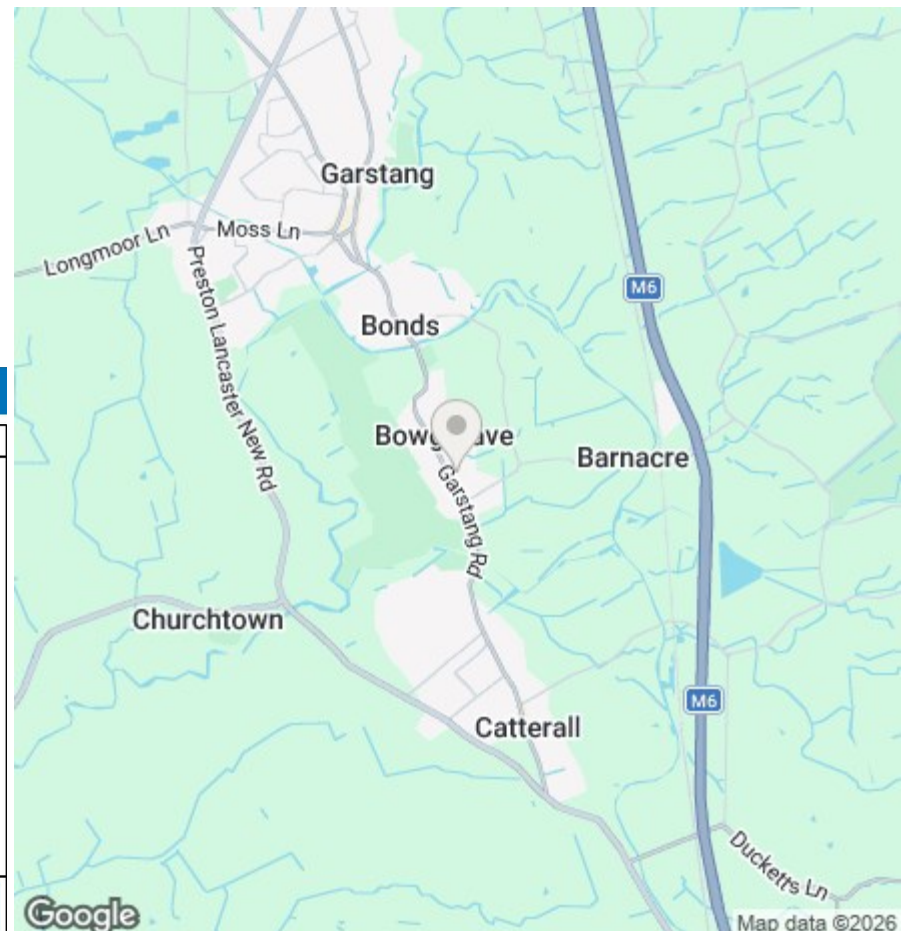


TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.

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		94
(81-91) B	83	
(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 (CO₂) 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	