



Alder Drive, Hoghton, Preston

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this deceptively spacious four-bedroom dormer bungalow situated in the much sought-after area of Hoghton, Preston. This ideal family home offers an abundance of versatile and spacious rooms throughout. Ideally placed, the property is within easy reach of local shops and amenities and benefits from excellent travel links via local bus routes and the M6, M61, and M65 motorways.

Upon entering the home through the side entrance hall, you are greeted with access to the majority of the ground floor rooms. Immediately to the left, you'll find a versatile space currently being used as a home office/study, featuring dual aspect windows and the stairs leading to all first-floor rooms.

Moving back through the hall, you enter the spacious lounge, which benefits from a large front-facing window and ample room for a large sofa set and furnishings. Towards the rear of the home lies the generous kitchen/dining room. This delightful family space is equipped with a large island complete with an induction hob, extractor fan, seating for 3/4. The kitchen comprises of an abundance of wall and base units, and ample room for additional freestanding appliances to be fitted. This room also offers patio door access to the garden and connects to bedroom four.

Bedroom four is a spacious double room with additional patio door access to the garden and a skylight, enhancing the space with natural light. Moving back through the kitchen/diner, you'll find the conveniently located WC and access to the garage. The garage is of a good size and has been converted into a home salon with built-in storage and single door access to the drive. With it's garage door still in tact, this versatile space can easily be converted back to a garage or used as a home office, workshop, or gym, with additional access to the rear garden.

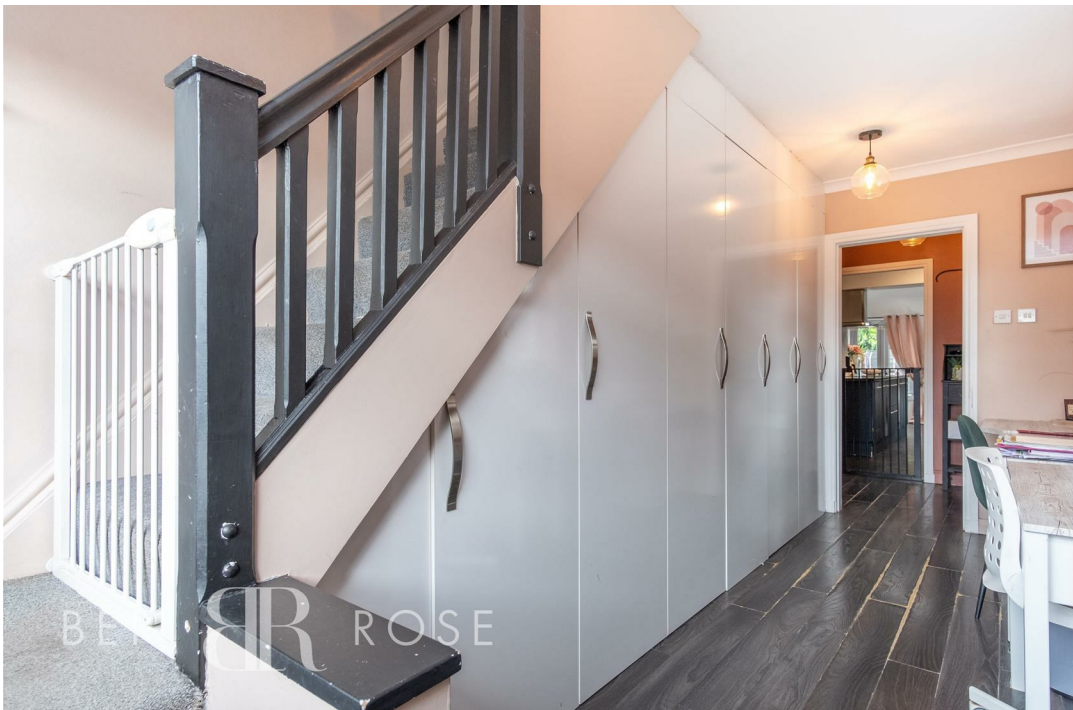
Ascending to the first floor, you will find three double bedrooms. The master bedroom and bedroom three benefit from fitted wardrobes, providing ample storage space. Completing this floor is the large four-piece family bathroom, which features a bath and standalone shower, catering to all family needs.

The exterior of the home boasts a good-sized garden to the rear, primarily lawned throughout with a large patio area ideal for outdoor seating and entertaining. This private garden is not directly overlooked by neighboring properties, offering a serene outdoor space. To the front, a driveway accommodates up to three cars and includes gated access to the garage at the rear.

This home, boasting with potential, offers a perfect blend of space, versatility, and location, making it an ideal choice for any family.















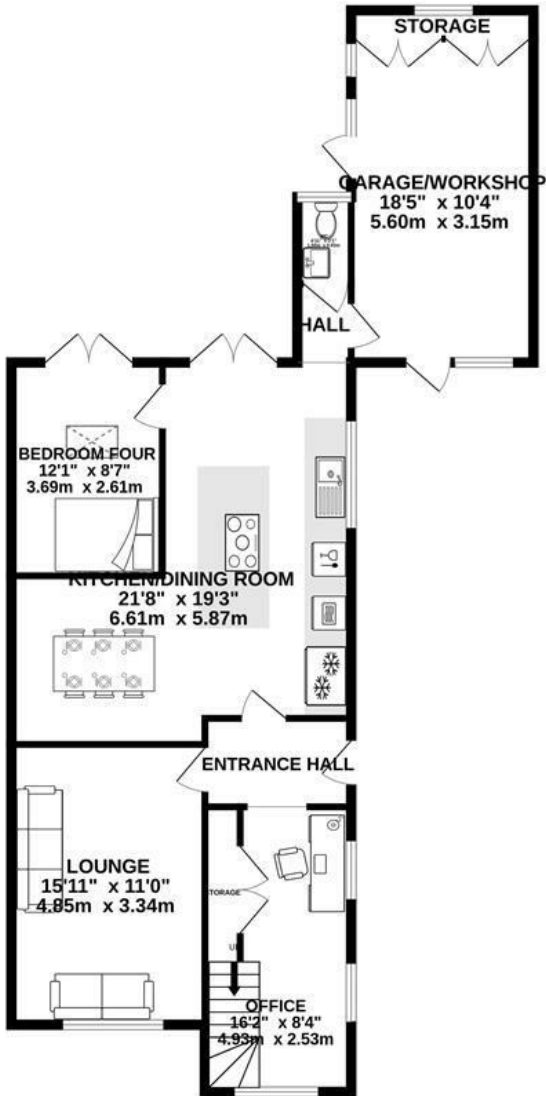




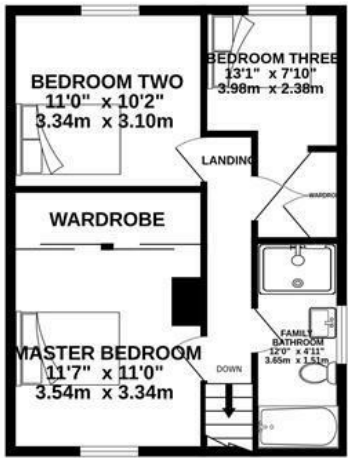


BEN ROSE

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.4 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		
	71	82
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	

