



Oak Leaf Drive, Bamber Bridge, Preston

Offers Over £325,000

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom detached home, located in a highly sought-after area of Bamber Bridge, Lancashire. Nestled in the corner of a peaceful cul-de-sac and presented with no onward chain, this lovely property offers the perfect blend of modern living and convenience, making it an ideal choice for families and professionals alike. The home is situated just a short distance from Bamber Bridge town centre, which provides a wide range of local shops, bars, restaurants, pubs, and schools, all within easy reach. For commuters, the property benefits from excellent transport links, including Bamber Bridge railway station with direct services to Preston and Blackburn, along with frequent bus routes to surrounding towns. The nearby M6, M61, and M65 motorways ensure effortless access to major destinations such as Manchester, Chorley, and the wider North West region.

Stepping into the property, you are welcomed into an inviting entrance hallway, where a convenient WC is located, along with a staircase leading to the first floor. To the right, you will find a bright dining room, featuring a beautiful bay window overlooking the front aspect. On the opposite side of the hallway is the spacious lounge, which benefits from double patio doors opening onto the rear garden. Continuing through, you will enter the contemporary fitted kitchen, which offers ample storage and is fitted with an integrated fridge, freezer, oven, hob, and dishwasher. Just off the kitchen is a convenient utility room, providing additional storage and space for freestanding appliances, with a single door leading out to the side of the property.

Moving upstairs, you will find four well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private ensuite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

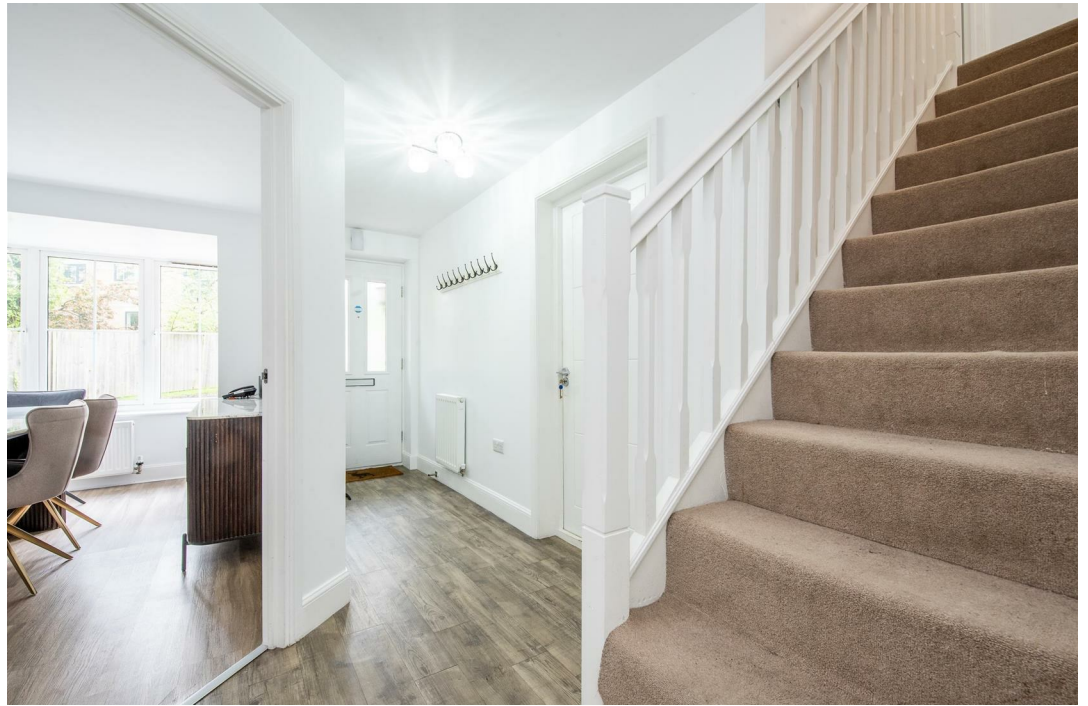
Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles, along with an EV charging point. There is also access to the attached single garage, which is fitted with power and lighting and benefits from integral access from the main hallway.

To the rear is a generously sized garden featuring a flagged patio, lawn, and raised decking area, offering an ideal space for relaxing, entertaining, or family use.

Early viewing is highly recommended to avoid disappointment.







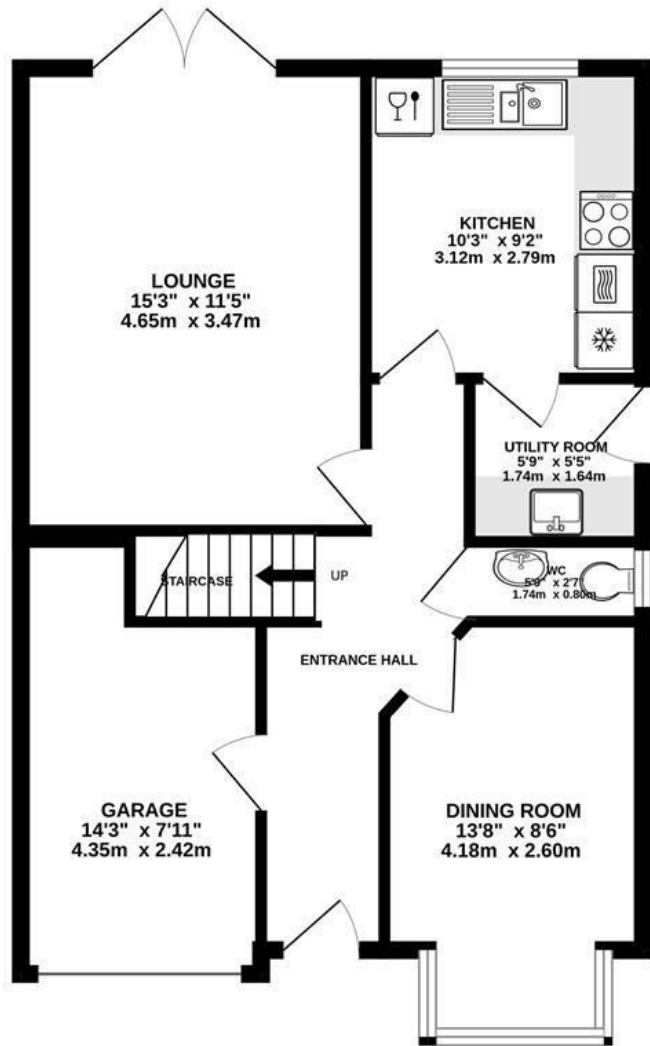




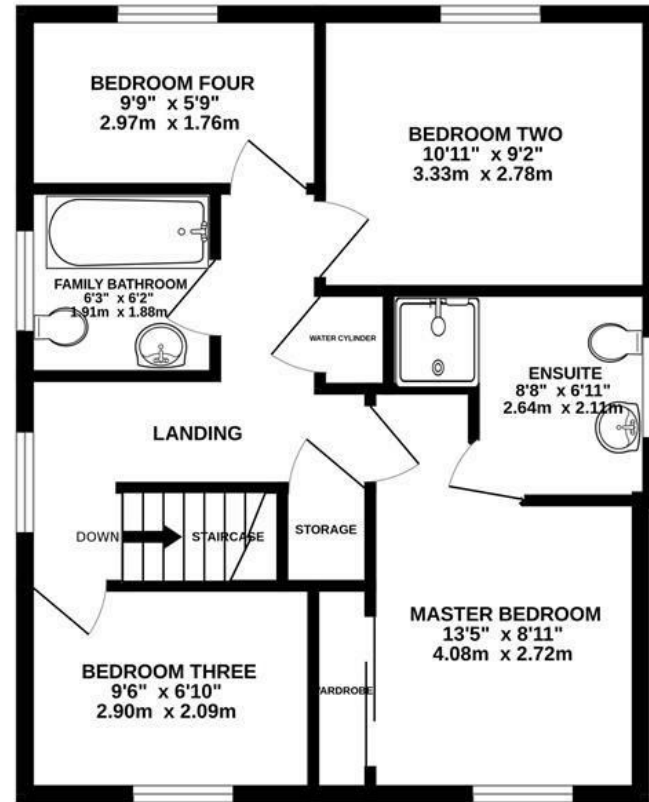


BEN ROSE

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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 | | 88 | 89 |
| (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 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 | |

