



Carr Field, Bamber Bridge, Preston

Offers Over £245,000

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom detached family home, occupying an enviable position within the popular residential area of Bamber Bridge. Offering well-proportioned accommodation across two floors, the property provides a versatile layout suited to modern family life, complemented by extensive outdoor space and a truly impressive mature rear garden. Bamber Bridge itself offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools and local services, whilst nearby Preston provides an even greater selection of shopping, leisure and entertainment facilities. Excellent transport links are also within easy reach, with Bamber Bridge railway station providing services towards Preston and Blackburn, whilst the nearby A6 provides convenient road access towards Preston, Leyland and surrounding areas. The M6 and M61 motorways are also readily accessible, making this an excellent base for commuters travelling throughout Lancashire and beyond.

Stepping inside, the welcoming reception hall provides an inviting introduction to the home, with attractive laminate plank flooring and the staircase rising to the first floor. A doorway immediately to the right leads into the spacious lounge/diner, a generous family living space featuring a large front-facing window which allows plenty of natural light to flow into the room, alongside further laminate plank flooring and a striking section of slatted wooden paneling creating an attractive focal point. Continuing towards the rear, the dining area provides ample room for a family dining table and chairs, with a rear-facing window offering pleasant views towards the garden. From here, a single French door opens into the modern fitted kitchen, which is well equipped with a range of integrated appliances including a large double oven, while a Belfast-style sink adds a charming feature. A window overlooks the rear yard, with terracotta tiled flooring adding warmth and character to the space. From the kitchen, a door leads through into the timber and brick lean-to conservatory, a useful additional reception area with matching terracotta tiled flooring and glazed double doors opening directly onto the rear yard, creating a practical connection between the home and its extensive outside space.

Moving upstairs, the first-floor landing provides access to three well-proportioned bedrooms, the family bathroom and useful storage. The master bedroom is positioned to the front of the property and benefits from attractive split-height dual windows, creating a bright and airy principal bedroom. Bedroom two enjoys a particularly appealing outlook over the rear garden, making the most of the property's elevated position and mature surroundings. Bedroom three is positioned to the rear and features a rear-facing window alongside laminate plank flooring. Currently utilised as a home office, this versatile room could equally serve as a child's bedroom, guest room or additional study depending on the needs of the incoming family. Completing the accommodation is the three-piece family bathroom, which includes an overhead shower. A useful storage cupboard is also located off the landing and houses the hot water cylinder.

Externally, the property benefits from an exceptional amount of off-road parking, beginning with an expansive brick-paved hardstanding to the front providing space for multiple vehicles, complemented by an attractive mature palm tree positioned centrally. To the left-hand side is a further paved area with parking for up to two cars, whilst the gravelled area to the right provides space for an additional two vehicles and continues around the rear of the conservatory. The extensive outdoor space is undoubtedly one of the property's most impressive features, with a flight of steps leading upwards to a large, elevated and beautifully mature rear garden. Predominantly laid to lawn, the garden features a substantial planted border stretching across the rear, filled with established bushes, shrubs and mature trees, whilst further mature trees surround the perimeter to create an exceptionally private and secluded setting. The garden is enclosed by fencing and also benefits from a large timber-built summer house to the left-hand side, offering excellent potential as a hobby room, home office or additional recreational space. Combining generous and versatile accommodation with substantial parking and an outstanding mature garden, this is a superb family home offering space, privacy and a wonderful outdoor setting in a well-connected Bamber Bridge location.















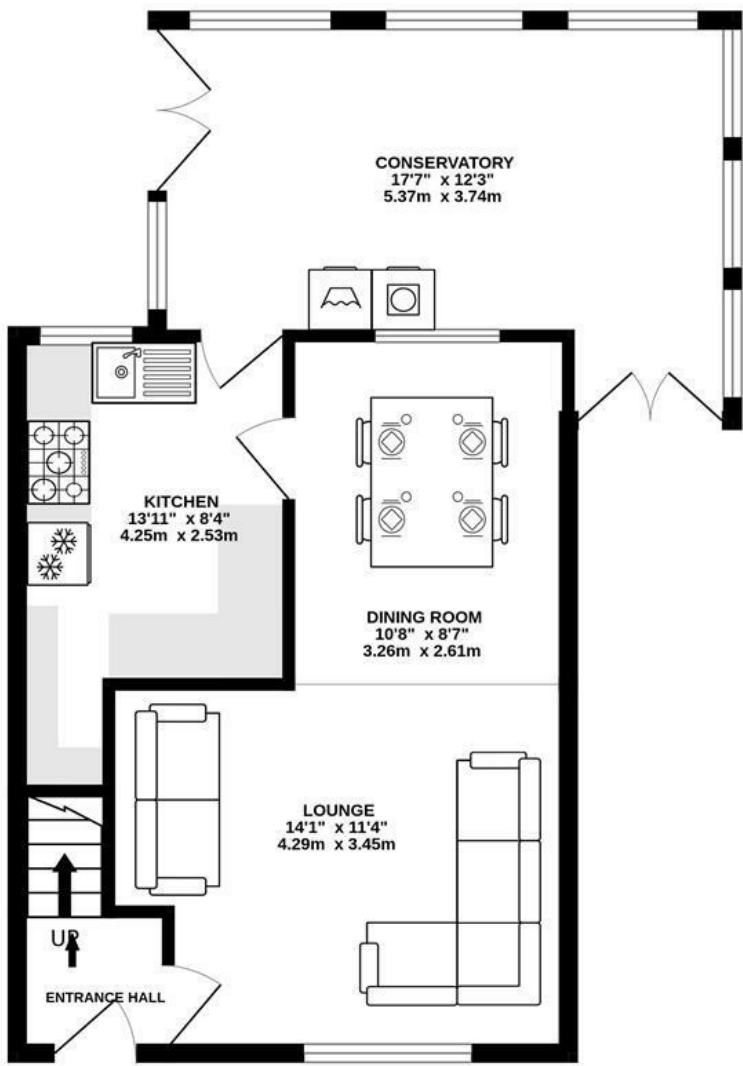




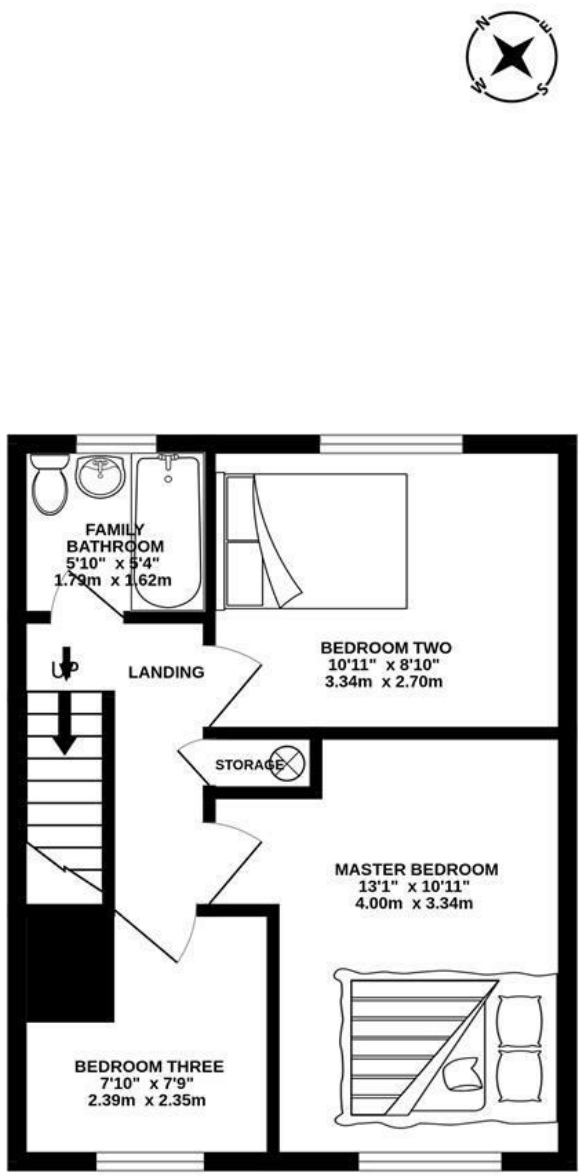


BEN ROSE

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



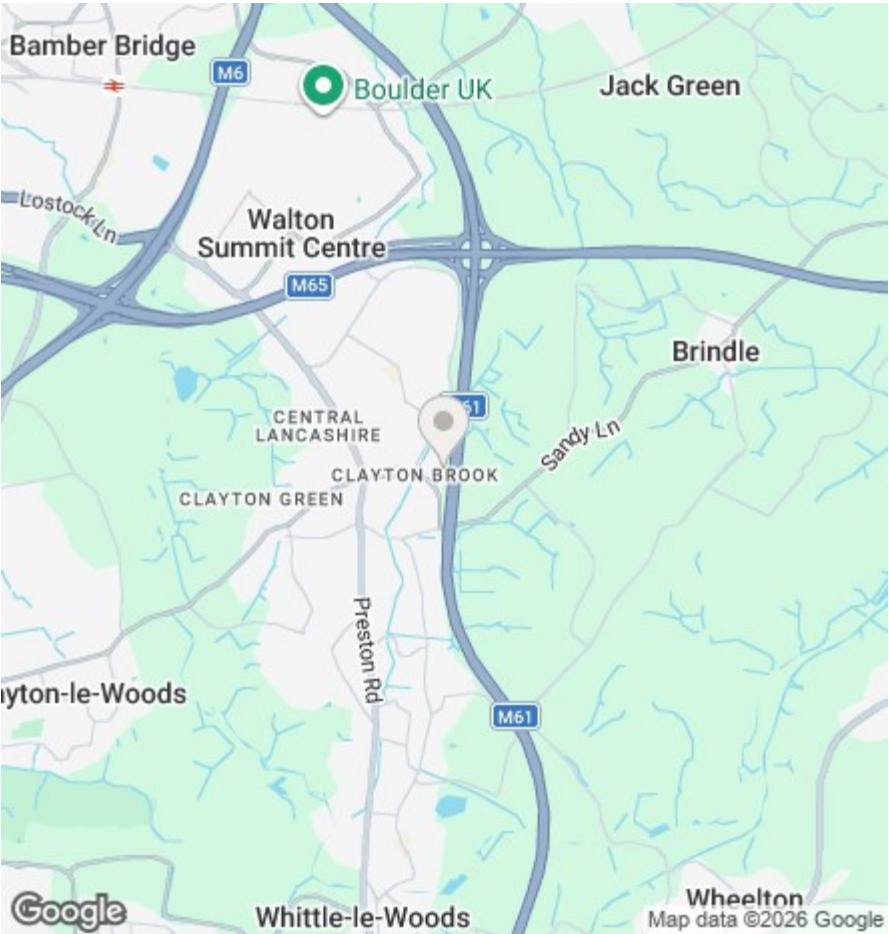
1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(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	59	85
(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 