



Larches Lane, Ashton-On-Ribble, Preston

Offers Over £375,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated four-bedroom detached family home, ideally positioned within the sought-after area of Ashton-on-Ribble, Preston. Having been thoughtfully improved and extended by the current owners, the property combines stylish modern living with the practicality and versatility that families require. A particular highlight is the impressive rear extension, creating a stunning open plan lounge, dining and kitchen space that provides a superb heart to the home. Ashton-on-Ribble is a popular residential area offering an excellent range of everyday amenities, with supermarkets including Morrisons and Booths nearby, alongside convenience stores, local shops and a selection of cafés and restaurants. The area is also well connected by bus, with services providing access towards Preston city centre and surrounding areas, while Preston railway station offers regular rail connections for commuters and those travelling further afield. The M55 and M6 are also readily accessible, providing convenient links towards Blackpool, Lancaster, Manchester and beyond, while Preston city centre is close at hand for a broader range of shopping, leisure, dining and cultural facilities.

Stepping inside, the welcoming reception hall immediately sets the tone for the beautifully presented accommodation, with the staircase rising to the first floor and a useful WC conveniently positioned beneath. Towards the front of the property is a versatile family room, offering an excellent additional reception space and featuring a bay-fronted window that fills the room with natural light, alongside an attractive feature fireplace. Continuing through the hallway, the home opens into the truly impressive open plan lounge, dining and kitchen area, which forms the main social hub of the property. The lounge benefits from a bespoke media wall with a striking feature fireplace as its centrepiece, creating a warm and inviting space for relaxing together. This flows seamlessly into the dining area and contemporary kitchen, where a range of integrated appliances and a central island with breakfast bar provide both practicality and an ideal setting for everyday family life and entertaining. From here, bi-folding doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. A convenient utility room completes the ground floor and provides useful additional storage and practical space, with through access back to the reception hall.

To the first floor, the property continues to impress with four well-proportioned bedrooms, providing an excellent level of accommodation for a growing family. The luxurious master bedroom benefits from its own en-suite bathroom and a walk-in wardrobe, creating a private retreat away from the rest of the home. Bedroom two is also particularly well equipped, featuring fitted wardrobes which provide excellent storage. The remaining two bedrooms offer further flexibility and could comfortably accommodate children, guests or a home office depending on the needs of the new owners. Completing the first floor is a stylish three-piece family bathroom, fitted with an over-the-bath shower to provide a practical bathing and showering solution for busy family life.

Externally, the property is approached via a private driveway providing parking for two cars and leading directly to the integrated garage, while the front of the home is smartly presented and provides an attractive first impression. To the rear is a beautifully landscaped garden that has been designed with both relaxation and entertaining in mind. Immediately adjoining the house is a covered outdoor seating area complete with a bar, creating an excellent space for hosting friends and family throughout the year. Beyond this is a generous lawn, providing plenty of room for children to play, while a further seating area sits towards the far corner of the garden and offers a lovely position from which to look back towards the house. With its extensive renovation, impressive rear extension, exceptional open plan living space and superb family-oriented layout, this is a fantastic opportunity to acquire a stylish and versatile detached home in a well-connected Preston location.















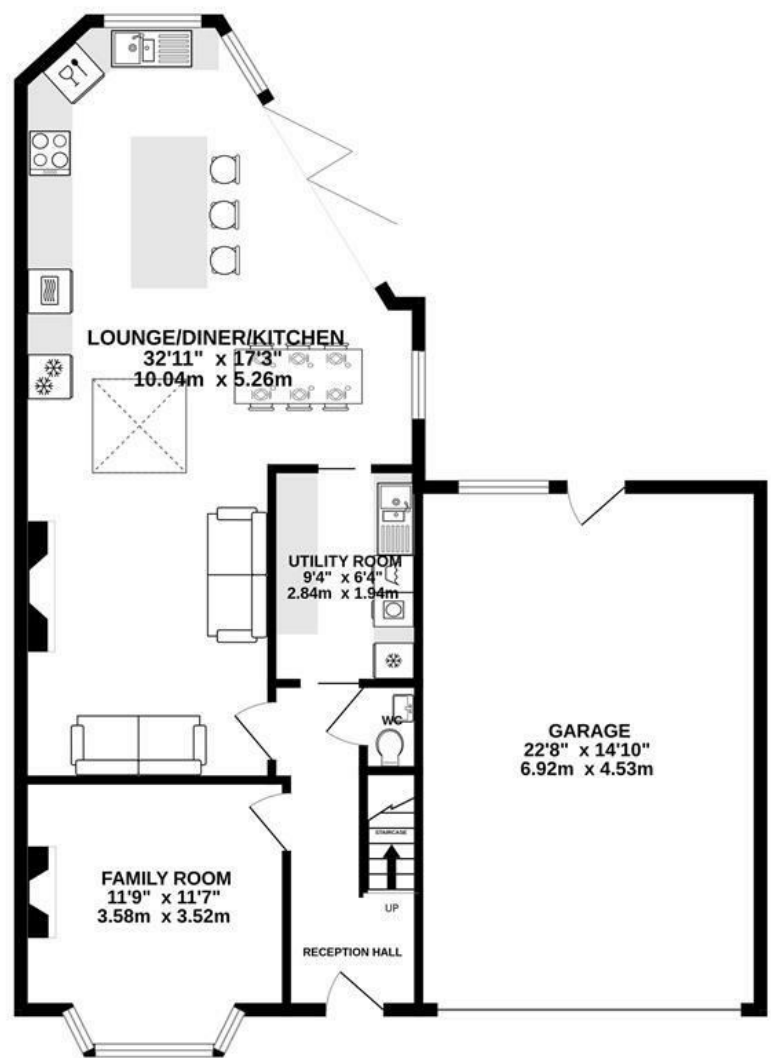




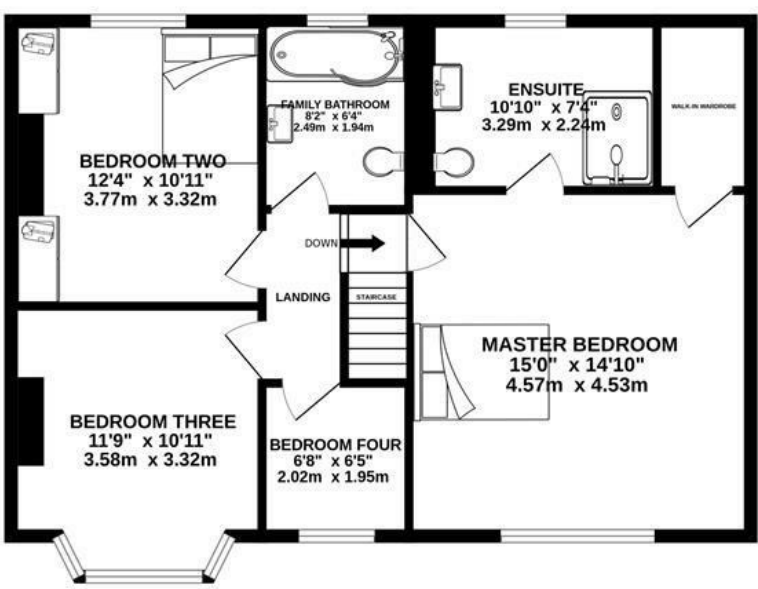


BEN ROSE

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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		
	66	72
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	

