BEN ROSE



Broadfield, Broughton, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached property, positioned within a quiet cul-de-sac in the highly sought-after village of Broughton. Offering well-balanced accommodation across two floors, the property provides an excellent combination of comfortable family living and versatile spaces, including a converted garage with a fantastic bar area. Broughton itself is a popular village location, surrounded by attractive Lancashire countryside whilst remaining exceptionally well connected for everyday amenities and commuting. There are a range of shops, supermarkets, cafés and restaurants within easy reach, with nearby Preston providing an extensive selection of shopping, leisure and entertainment facilities. The location is also ideally placed for access to the M6 and M55 motorway networks, providing convenient links towards Lancaster, Manchester, Blackpool and beyond, whilst Preston railway station offers regular services to a wide range of destinations.

Stepping through the vestibule, you are welcomed into the main reception hall, which provides access to the majority of the ground floor accommodation. Positioned towards the front of the property is the spacious lounge, where a beautiful bow window allows plenty of natural light into the room, whilst a feature fireplace provides an attractive focal point. Towards the rear is the modern kitchen/breakfast room, thoughtfully designed around a range of integrated appliances including a fridge/freezer, oven and microwave, alongside a useful breakfast bar and central island which create an ideal space for both everyday family life and entertaining. Two of the three bedrooms are also located on this floor, with the master bedroom enjoying a pleasant outlook over the rear garden and the added benefit of private access outside through sliding doors. Bedroom two is a generous double bedroom which could equally lend itself to use as an additional reception room, home office or playroom depending on the needs of the new owners. Completing the ground floor is a modern three-piece family bathroom, fitted with a bath and overhead shower.

Heading upstairs, the third bedroom occupies the majority of the first floor and offers an excellent degree of versatility, with a two-piece en-suite providing added convenience. The bedroom also opens into a separate playroom, creating a particularly useful arrangement for families and offering potential for a children's play area, study space or additional dressing area depending on requirements. This flexible upper-floor accommodation gives the property a further dimension and allows the home to adapt as the needs of a growing family change.

The property also benefits from approved planning permission for a substantial reconfiguration and extension of the existing accommodation. The approved plans allow for a full dormer extension to the rear, together with an extension to the existing front dormer, creating an upstairs layout comprising three bedrooms and a bathroom. The plans also provide for the ground floor to be opened up to create a spacious open-plan kitchen/diner, alongside an additional fourth bedroom, study or playroom. This offers significant potential for the next owner to further adapt and enhance the home to suit their individual requirements, subject to the approved plans and relevant planning conditions. Application Number: 06/2025/0175

Externally, the property is approached via a driveway providing parking for one car and benefits from a Pod Point electric vehicle charging point, providing a useful modern addition for electric vehicle owners. Access continues towards the rear where the former garage has been thoughtfully converted to provide useful additional space. The front section is currently utilised as a store, whilst the rear has been transformed into a fantastic bar area, creating an excellent setting for entertaining friends and family. The well-presented rear garden is attractively maintained, with a decked seating area immediately adjoining the property before stepping down onto a lawn. A further decked seating area can be found behind the garage, positioned conveniently alongside the bar and making this a particularly enjoyable outdoor space for socialising. Combining beautifully presented accommodation, exciting approved plans for future enhancement, attractive gardens, useful entertaining space and a peaceful cul-de-sac position, this appealing property offers an excellent opportunity for families seeking a versatile home in the popular Broughton area.









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REMEMBER
CUDDLES
IN THE
KITCHEN











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HAPPY




HOOVER DAM
BAR
NO DAD DANCING
1929
1958
OPEN 24 HOURS
BAR

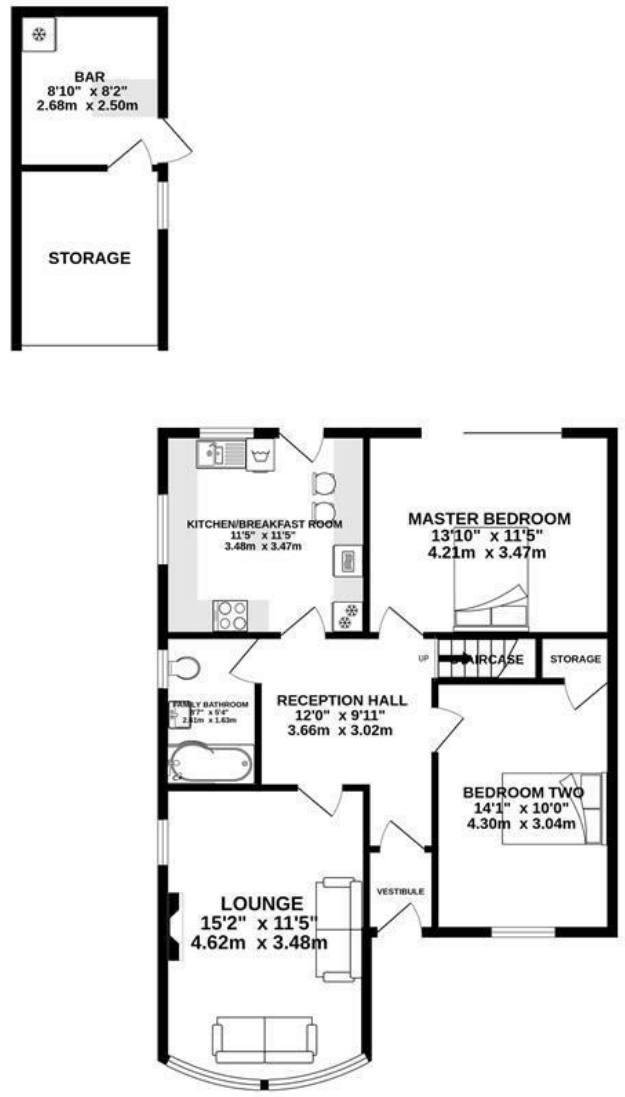

BAR
NO DAD DANCING
1929
1958
MARLEY'S
BAR
BEER
WITH GOOD
FRIENDS


APPLE COBBLER
IS IT GIN
O'CLOCK YET?
MARLEY'S
BAR
chill
BEER
WITH GOOD
FRIENDS
DISARONNO
DISARONNO
JACK DANIEL'S
Tennessee
WHISKEY
SOLD AT DRUGSTORE
Vodka Martini

BEN ROSE

GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.

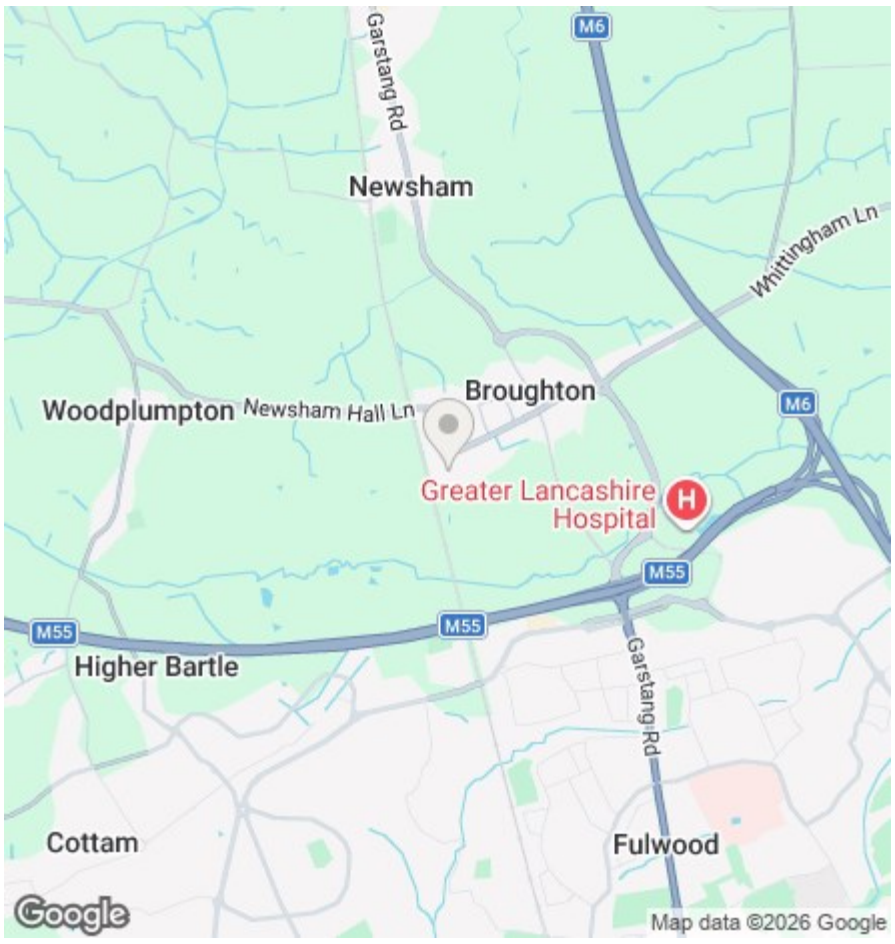
1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.

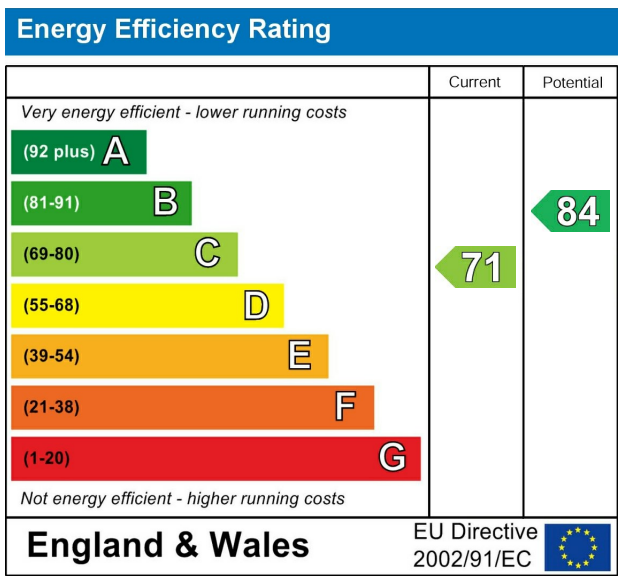


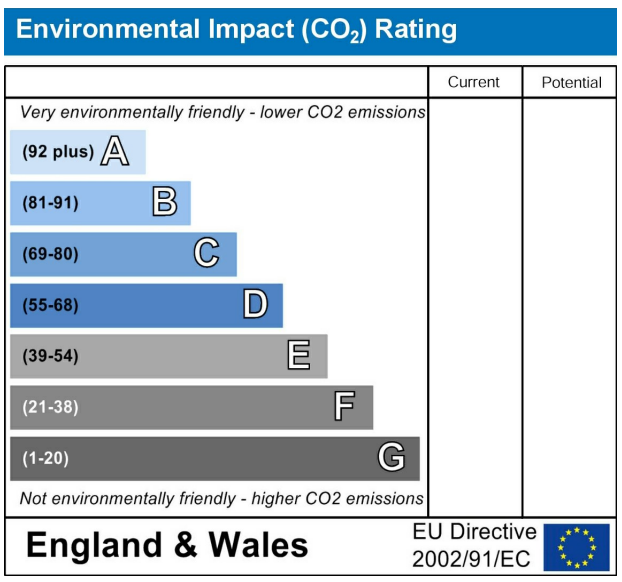
TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

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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