



**Methuen Drive, Hoghton, Preston**

**Offers Over £389,995**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated, four-bedroom detached home, situated in the highly sought-after village of Hoghton, Lancashire. This charming property offers a perfect blend of modern living and comfortable family space, making it ideal for families, couples, and first-time buyers alike. Nestled within a peaceful residential area, the home benefits from excellent bus links to Preston and Blackburn, as well as convenient access to the M6 and M61 motorways, making commuting straightforward. The surrounding area boasts a range of local amenities, reputable schools, and scenic countryside walks, with the historic Hoghton Tower just a short distance away for leisure and exploration.

Upon entering the property, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. From here, double doors lead into a generously sized lounge positioned at the front, featuring a beautiful bay window that allows natural light to flood the space. Continuing through, you'll find a modern kitchen dining room fitted with integrated appliances including a fridge/freezer, dishwasher, and washing machine, alongside a gas hob. The dining area is perfect for entertaining, with French doors opening out to the rear garden. A convenient WC is also located off the entrance hall.

Moving upstairs, the bright landing provides access to four well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and a private ensuite shower room. Bedrooms three and four also feature fitted wardrobes, offering excellent storage solutions. A modern three-piece family bathroom serves the remaining rooms, all finished to a high standard.

Externally, the property features a front garden and a tarmac driveway with space for up to three cars, complete with an electric vehicle charging point. The integral garage has been converted to include fitted cupboards and additional storage. To the rear, the enclosed garden offers a lawn, bordered by shrubs and trees, with high fencing providing privacy, along with convenient side access. This is a fantastic opportunity to acquire a stylish and well-maintained home in a desirable location.



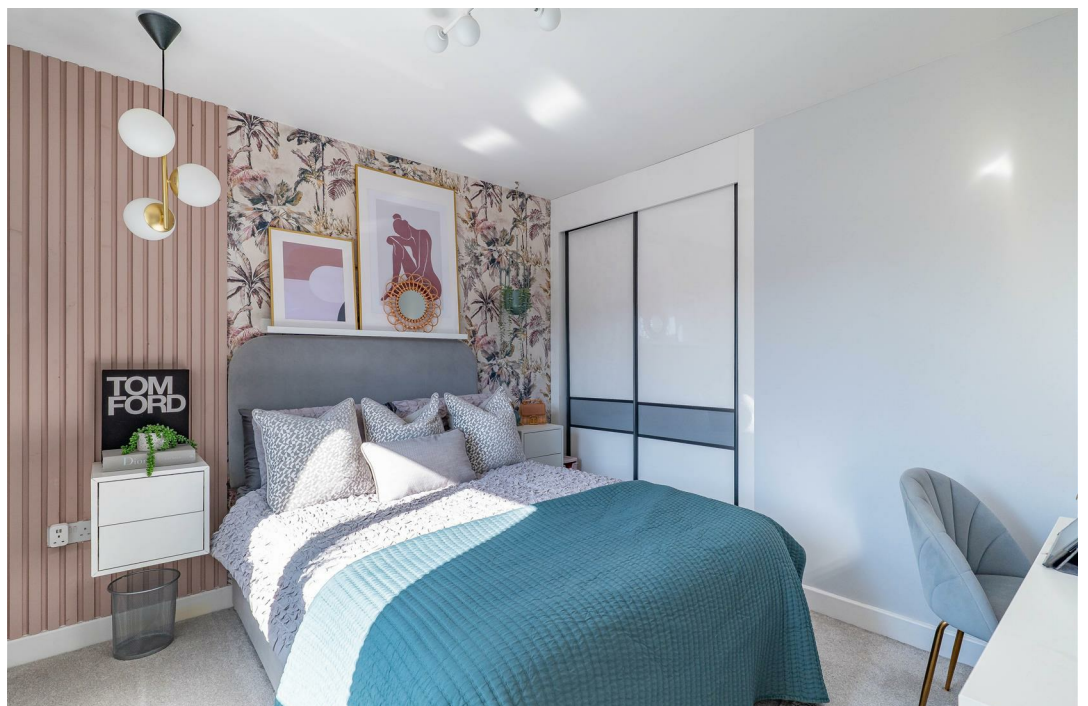










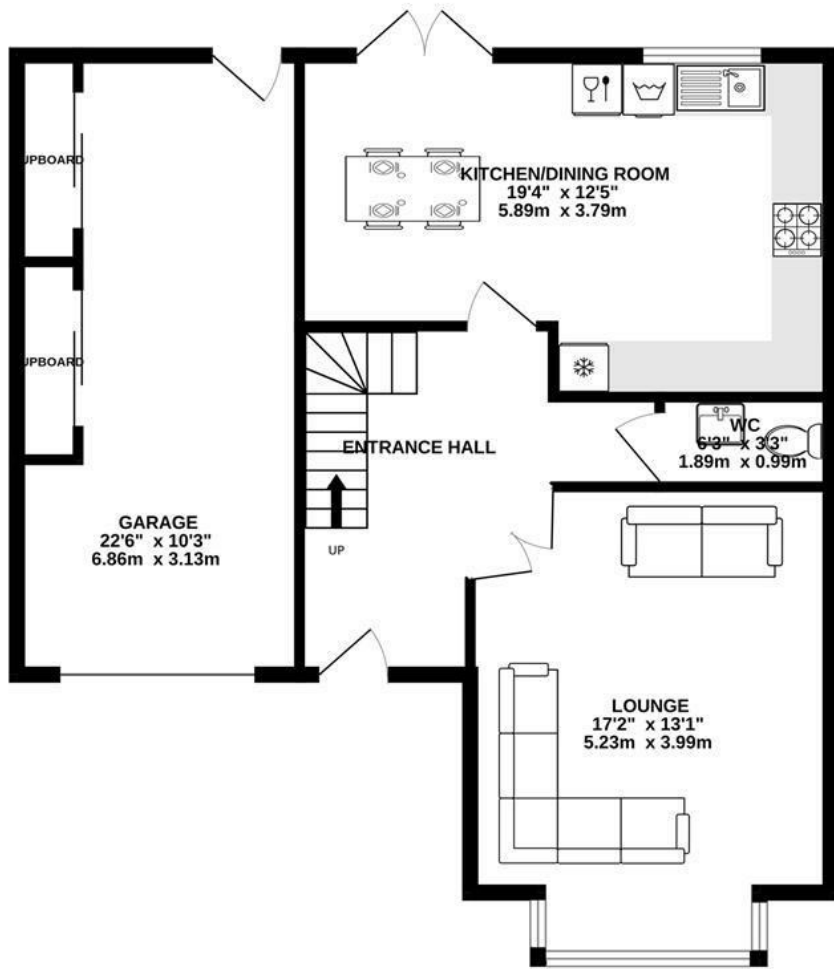




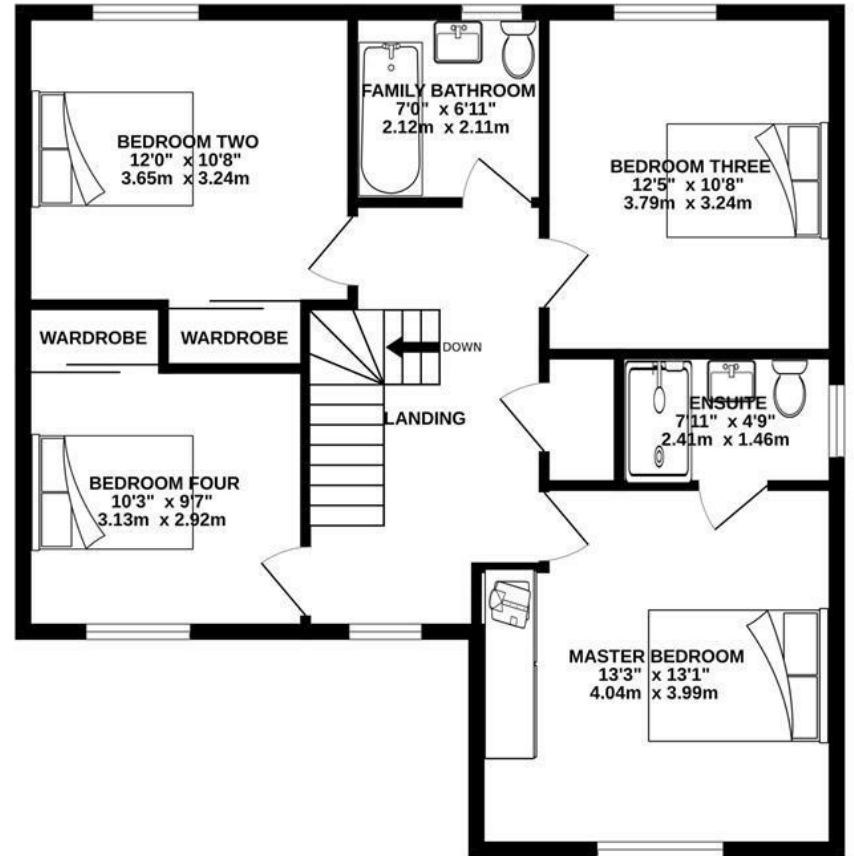




GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.

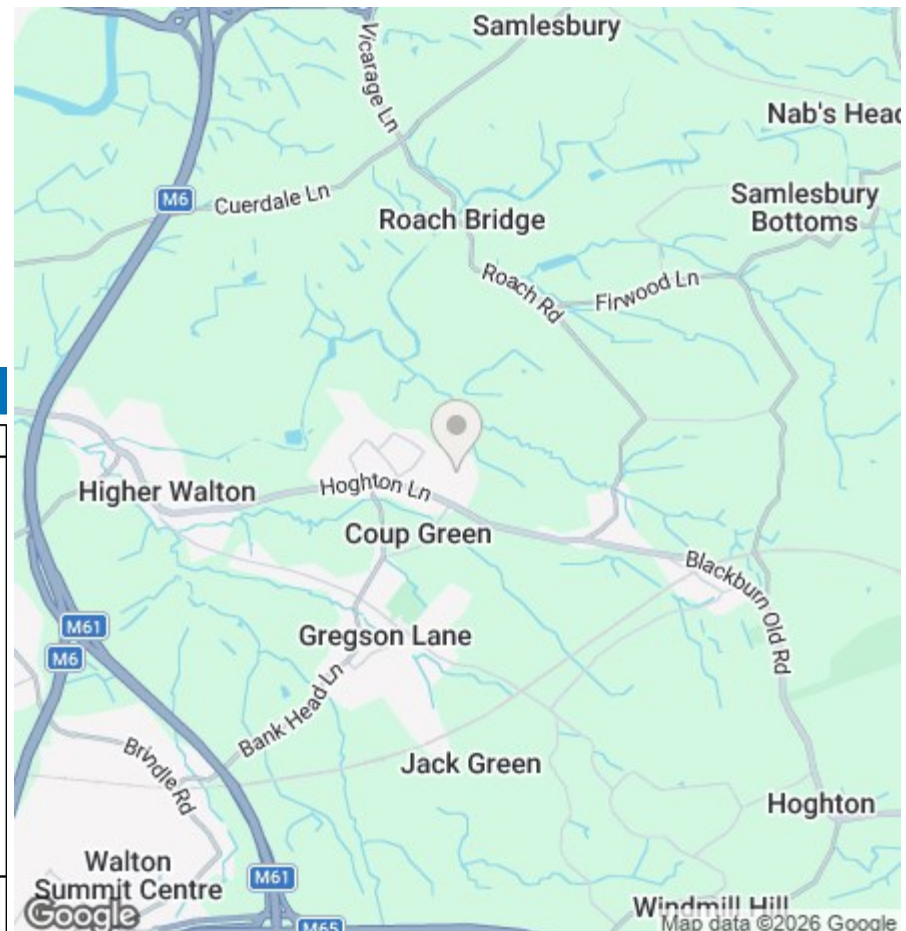


TOTAL FLOOR AREA : 1560 sq.ft. (144.9 sq.m.) approx.

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	