



## Gough Lane, Bamber Bridge, Preston

Offers Over £499,950

Ben Rose Estate Agents are pleased to present to market this stunning, newly built five-bedroom detached home, offered with NO CHAIN and situated in a peaceful, private setting in Bamber Bridge. Currently having its finishing touches added, the property will be completed upon sale, presenting an exceptional opportunity for first-time buyers looking to move straight into a brand new home. Set over three spacious floors, this property offers flexible living for growing families. Located within easy reach of the towns of Chorley, Leyland and Bamber Bridge, residents will enjoy an excellent range of local shops, supermarkets, schools, and eateries. The area is well-connected, with Bamber Bridge train station only a short drive away, as well as superb bus routes and easy access to the M6, M61 and M65 motorways – ideal for commuting to Preston, Manchester or beyond. The beautiful Cuerden Valley Park is also nearby for weekend walks and family outings.

Upon entering the home, you are welcomed into a bright and spacious reception hall that sets the tone for the stylish interiors throughout. To the front of the home is a generously sized lounge, perfect for relaxing evenings in. Adjacent is a separate study – ideal for those working from home. Moving to the rear, the heart of the home lies in the impressive open-plan kitchen/diner, beautifully designed with ample space for cooking, dining and entertaining. This room is flooded with natural light thanks to the lantern ceiling and two sets of bi-folding doors that open out onto the rear garden. A handy utility room sits just off the kitchen for additional storage and laundry, while a convenient WC completes the ground floor.

The first floor hosts three of the five double bedrooms, including the spacious master bedroom which benefits from its own contemporary en-suite shower room. The remaining two bedrooms on this floor are both generously proportioned and would make ideal children's rooms or guest spaces. Completing the first floor is a beautifully appointed four-piece family bathroom, that will be finished with modern fittings and décor.

The second floor features two further double bedrooms, offering a flexible layout for larger families or visiting guests. A sleek shower room serves both of these bedrooms and adds to the home's well-planned layout, ensuring there's no shortage of bathroom facilities across the three floors. All upper floors have constructed concrete floors.

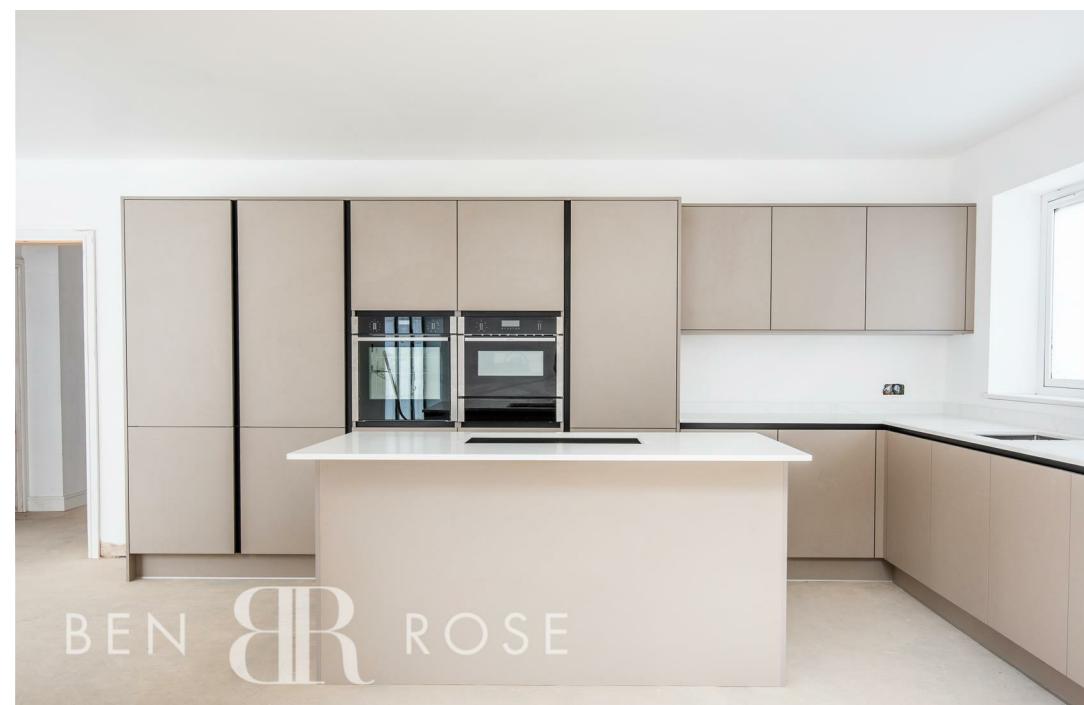
Externally, the property is set within a small, private development of just two homes, accessed via a shared private entrance. There is ample parking to the front, along with a driveway leading to a single detached garage. To the rear, the good-sized garden is due to be finished with fresh turf, creating a perfect outdoor space for children to play or for summer gatherings. Solar panels are also set to be installed on the garage roof.

The property also benefits from all floors having underfloor heating, CAT 6 cabling is installed to all habitable rooms and a CCTV system covering all four elevations of the property.

This fantastic, move-in-ready home combines modern family living with an ideal location – early viewing is highly recommended.











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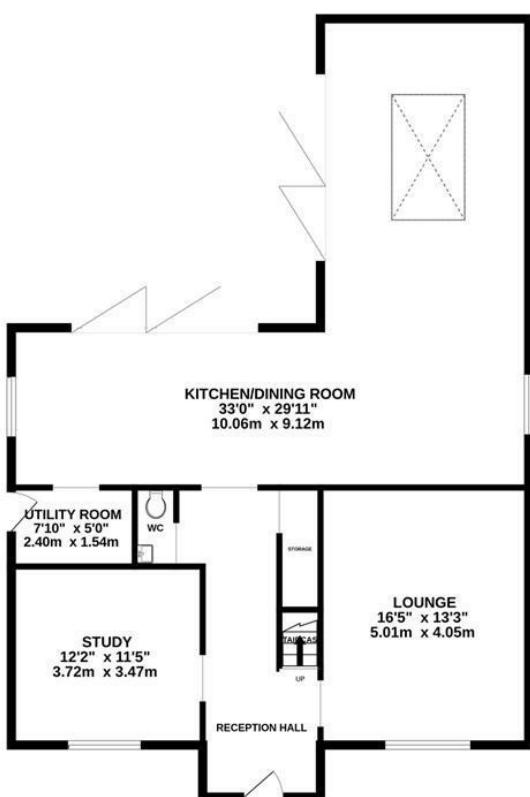


# BEN & ROSE

GROUND FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.

1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

2ND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 2427 sq.ft. (225.4 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

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			

