BEN ROSE

Ivy Bank, Fulwood, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, occupying an enviable position at the head of a quiet cul-de-sac within the highly regarded area of Fulwood. Set upon a notably generous plot and surrounded by mature woodland, the property offers a wonderful combination of modern family living, excellent outdoor space and a peaceful setting, with picturesque woodland walks available directly from the doorstep. The home has been thoughtfully maintained and improved by the current owners, including the installation of new windows approximately three years ago, a new combination boiler, a new oven and hob, new carpets and new fencing to the rear garden. Fulwood is a popular residential area, well placed for a wide range of everyday amenities including supermarkets, shops, cafés, restaurants, schools and healthcare facilities, whilst Preston city centre is within easy reach. There are excellent road links towards Preston, Lancaster and the surrounding towns, with the M6 and M55 motorways providing convenient connections across Lancashire and further afield. The nearby A6 also offers straightforward access towards Garstang and beyond, while Preston railway station provides regular services to Manchester, Liverpool, London and other major destinations.

Stepping inside, the welcoming reception hall immediately creates a bright and airy first impression, with the staircase positioned off the hallway and doors leading naturally into the principal ground-floor rooms. To the right is the spacious front-facing lounge, an inviting reception space featuring a modern remote-controlled electric fire, stylish chandelier and front-facing window, while glazed double doors at the rear open into the conservatory. Immediately to the left of the entrance is a convenient two-piece downstairs WC with a corner wash hand basin and WC. Further along the hallway is the generously proportioned kitchen diner, providing an excellent everyday hub for family life. The modern fitted kitchen offers a range of integrated appliances, a useful breakfast bar and ample worktop and storage space, with windows overlooking both the front and rear aspects. The dining area provides plenty of room for a family dining table, while vinyl plank flooring flows throughout. An external door opens directly onto the patio and rear garden, whilst a further door provides access to useful understairs storage. Completing the ground floor is the impressive faceted conservatory, which enjoys glazing to all sides, filling the room with natural light. It features large, glazed double doors that lead directly out onto the patio and make this a particularly appealing additional reception space, ideal for relaxing whilst enjoying views across the garden and surrounding woodland.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom benefits from two front-facing windows, creating a bright and spacious principal bedroom. Bedroom two is another comfortable double room and features integrated wardrobes alongside an additional integrated storage cupboard, providing excellent practical storage. Bedroom three is a smaller room but enjoys a particularly attractive outlook, with beautiful views extending over the rear garden and the woodland immediately beyond the garden boundary. The large four-piece family bathroom is well equipped for family life and features a contemporary roll-top bath, WC, wash hand basin and a generous corner shower enclosure, providing both a relaxing bath and convenient separate showering facilities.

Externally, the property continues to impress, with a substantial tarmacked driveway to the front incorporating a turning area and providing ample parking for multiple vehicles before leading to the detached garage. The front garden is thoughtfully landscaped with three separate small lawned areas, complemented by established shrubs and bushes. To the rear is a large and particularly private garden, centred around a central lawn with graveled areas to either side and established planting along the right-hand side. A walled patio creates an excellent area for outdoor dining and entertaining, while gated access provides a practical route around to the front of the property. The north side of the garden is bordered by woodland, giving the whole outside space a secluded and tranquil feel and providing an exceptional backdrop throughout the seasons. Combining generous accommodation, modern presentation, a substantial plot, excellent parking and a wonderfully peaceful woodland setting, this superb detached family home offers an excellent opportunity for families seeking a comfortable home in one of Fulwood's popular residential surroundings.

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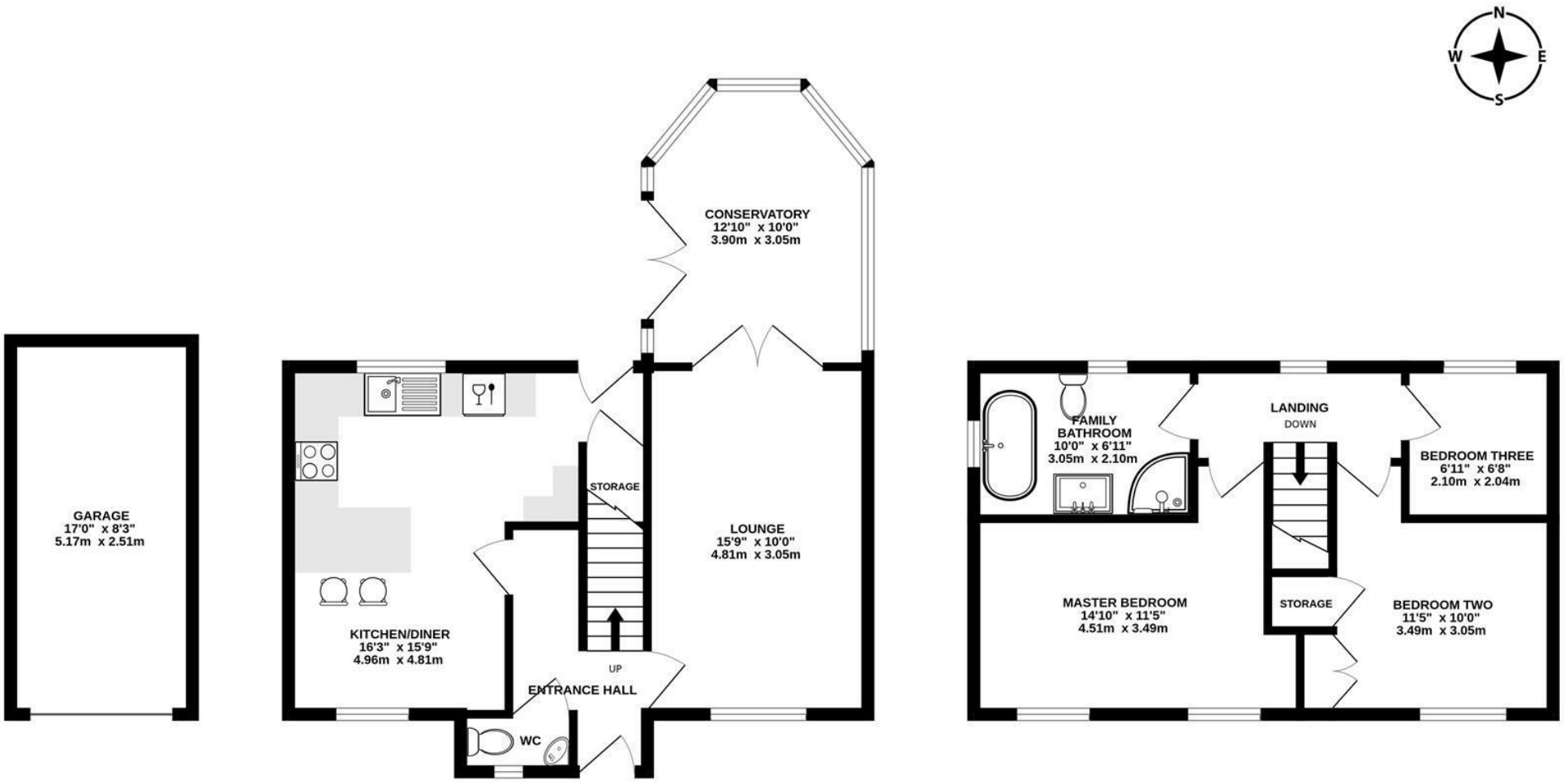
Hotpoint

BEN ROSE

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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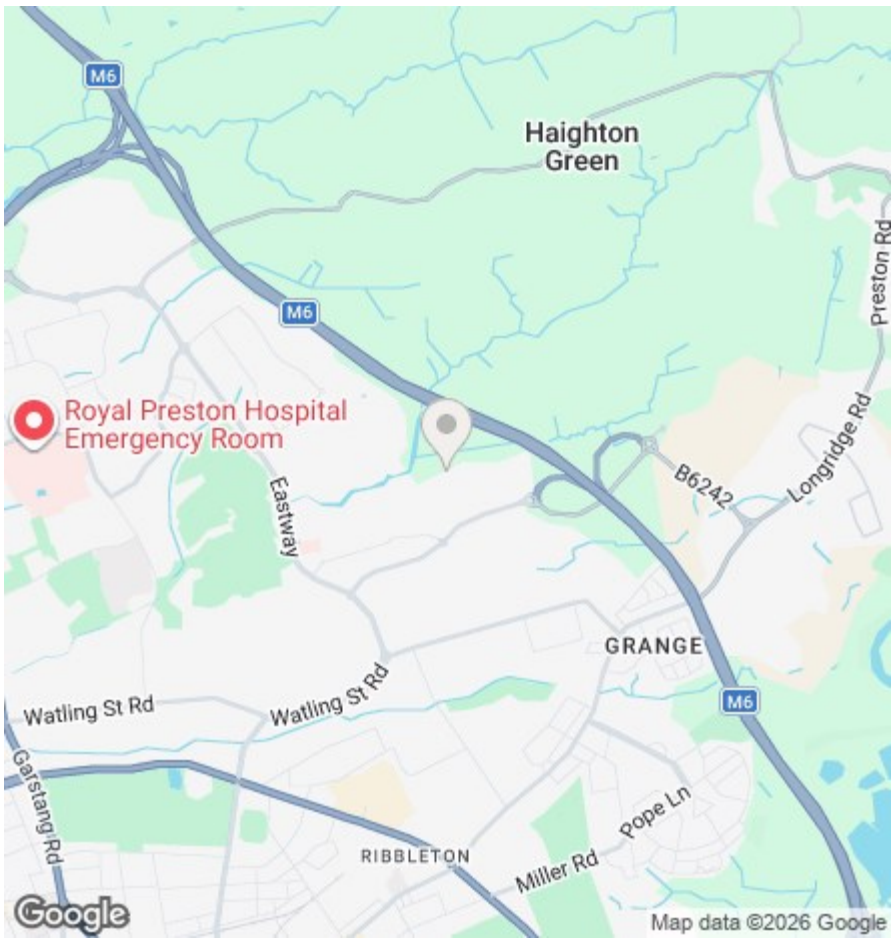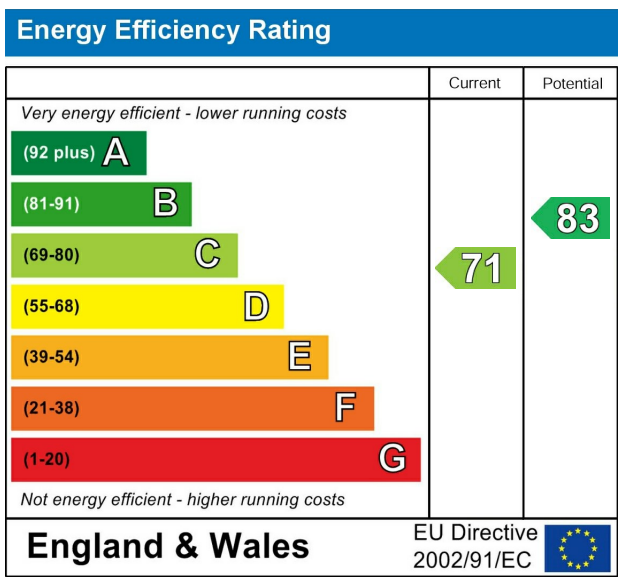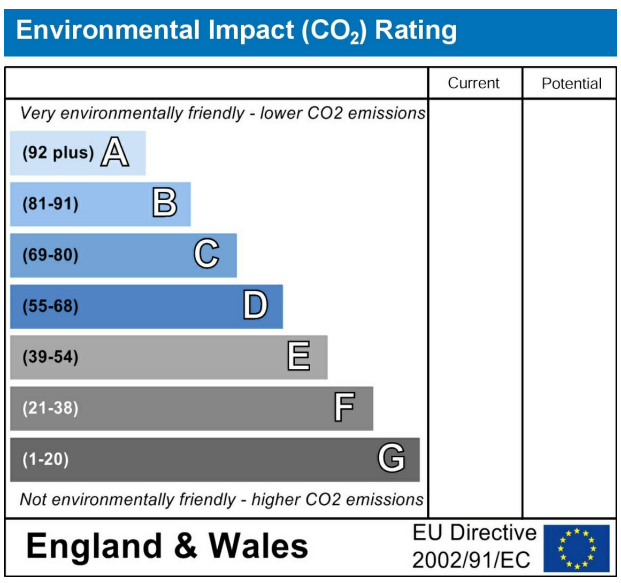
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