



## Regent Gardens, Bamber Bridge, Preston

Offers Over £575,000

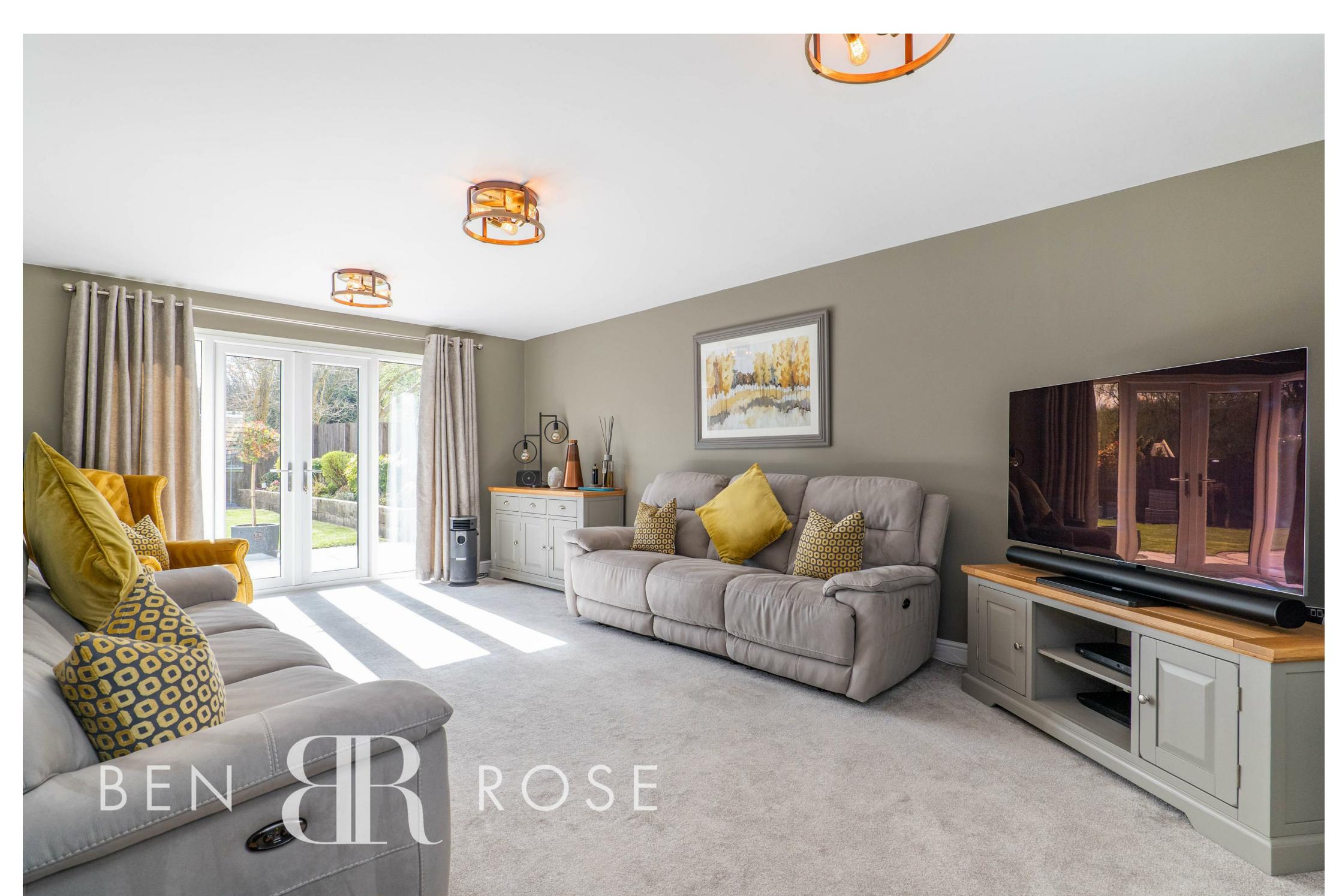
Ben Rose Estate Agents are pleased to present to market this elegant, four-bedroom detached family home, located within an exclusive gated development in Bamber Bridge. This bespoke home is beautifully proportioned and offers versatile living spaces throughout, making it ideal for modern family life. Perfectly positioned, the property is close to Bamber Bridge and Preston town centres, offering easy access to superb motorway links including the M6 and M65, along with excellent local schools. This stunning home must be viewed in person to fully appreciate the exceptional living accommodation on offer.

Upon entering, you are welcomed into a bright and spacious reception hall where the majority of the ground floor rooms can be accessed. The front lounge offers dual aspect views across the front and rear, with patio doors allowing for a seamless connection to the outdoors. Moving back through the hall, you'll find the heart of the home – a stunning open-plan kitchen, dining, and breakfast area. This bespoke space boasts a high-end finish, featuring fully integrated appliances including a hob, oven, dishwasher, and fridge/freezer. The central island, with an integrated extractor fan and breakfast bar seating for up to four, enhances the contemporary design. Adjacent to the kitchen, a stylish fitted bar area with wine racks and shelving adds to the home's entertaining appeal. Bi-folding doors extend the living space into the garden, creating a perfect indoor-outdoor experience. Completing the ground floor is a convenient downstairs WC and a well-equipped utility room with internal access to the double garage.

Upstairs, the first floor offers four generously sized double bedrooms, all benefitting from fitted wardrobes and en-suite facilities. The luxurious master bedroom features a four-piece en-suite and a separate dressing area, while the second bedroom also boasts a private dressing space and a Jack & Jill en-suite shared with the fourth bedroom. Bedroom three enjoys its own en-suite, ensuring comfort and privacy for all family members.

Externally, the property is accessed via a private gate shared with only two other residences, offering privacy and exclusivity. The front courtyard enjoys views over nearby farmland, while the private driveway provides parking for two cars and leads up to the double integrated garage. To the side of the home, a secluded garden space features a beautifully arranged patio area ideal for outdoor furniture, along with a central lawn. To the rear, an additional patio area incorporates a private hot tub house, fully equipped with electricity, lighting, and heating, making it perfect for year-round use.

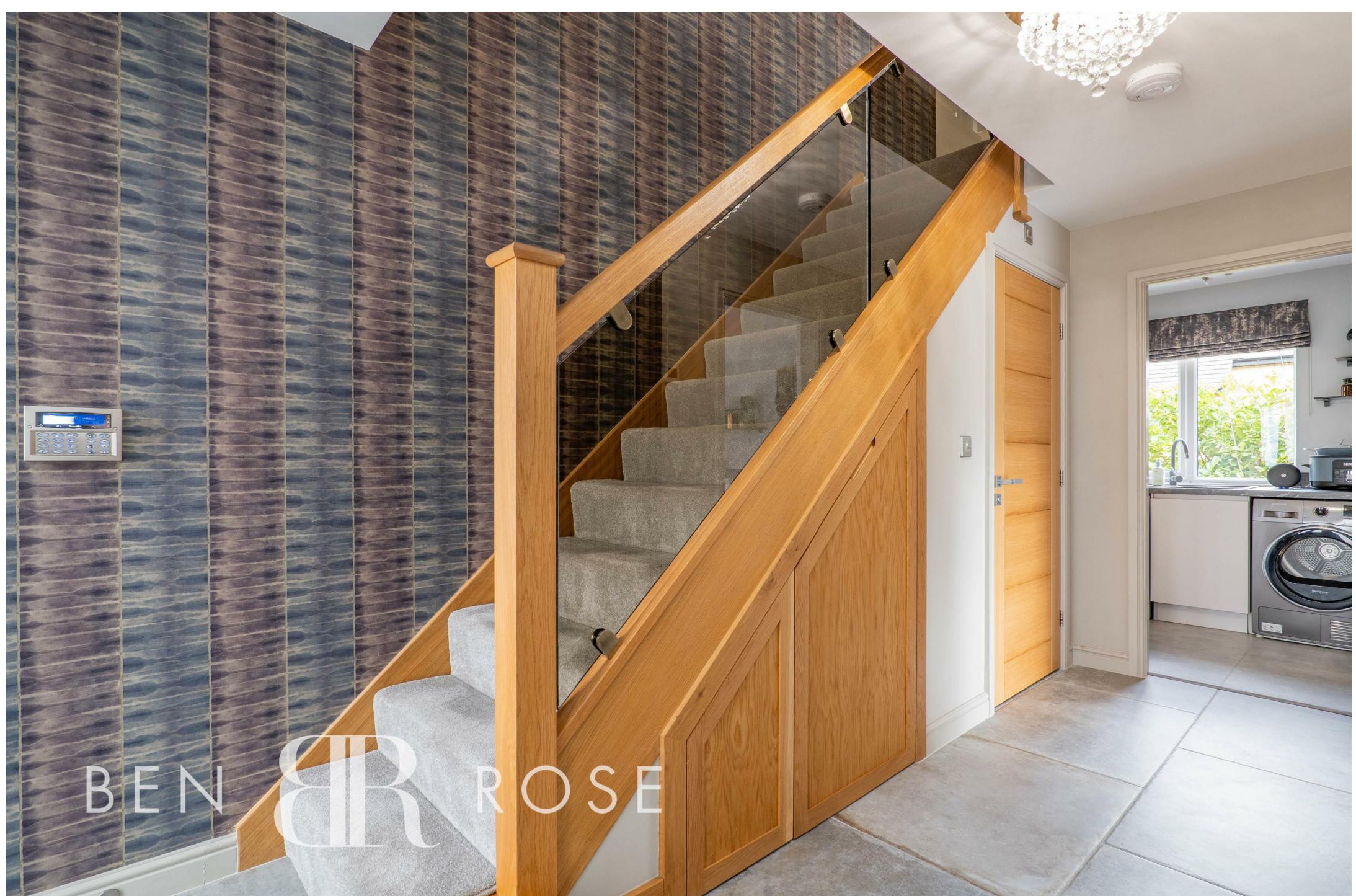
This exceptional property offers luxurious living in a prime location and is a must-view to truly appreciate the lifestyle it offers.

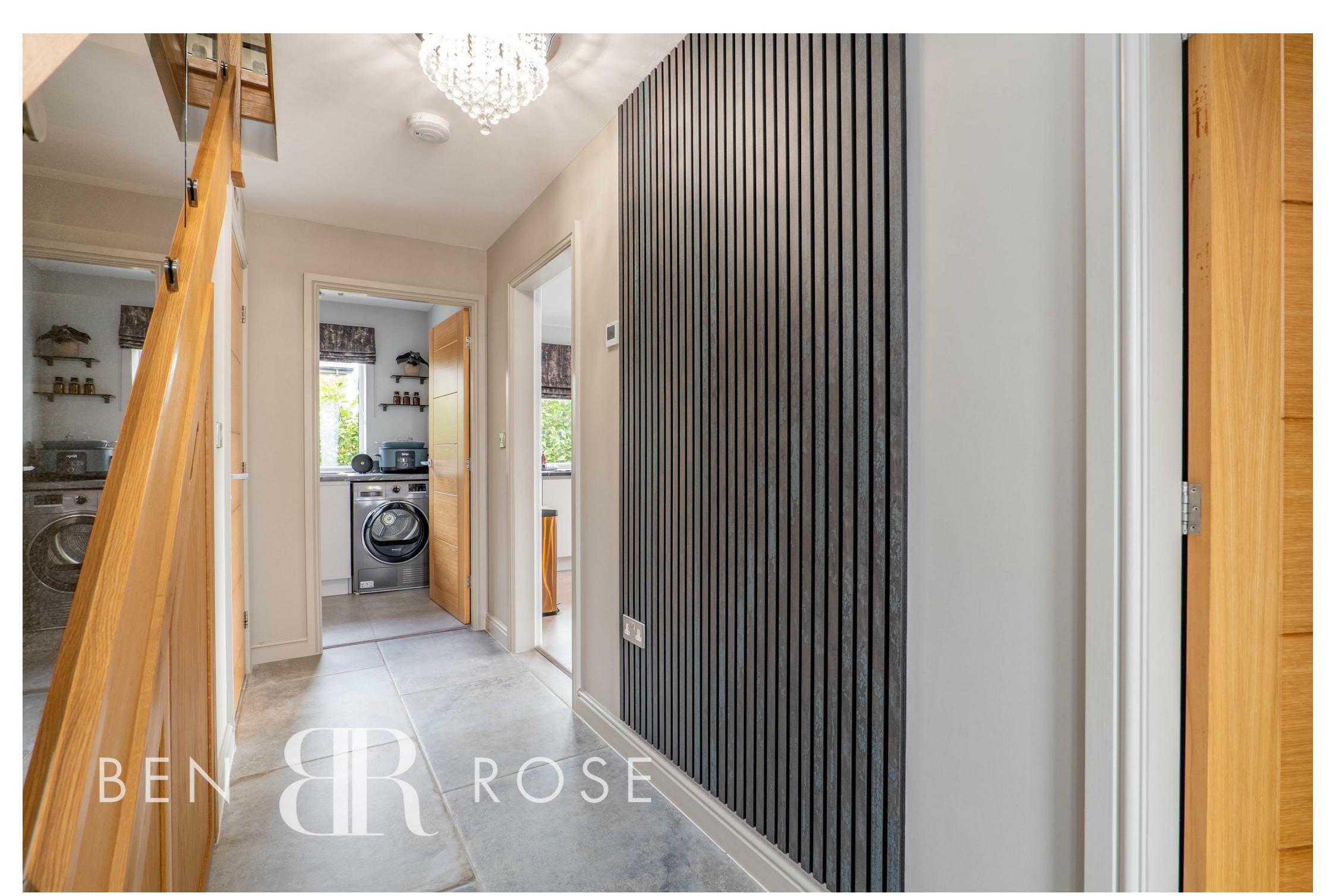


BEN **BR** ROSE



BEN **BR** ROSE





BEN ROSE



BEN ROSE



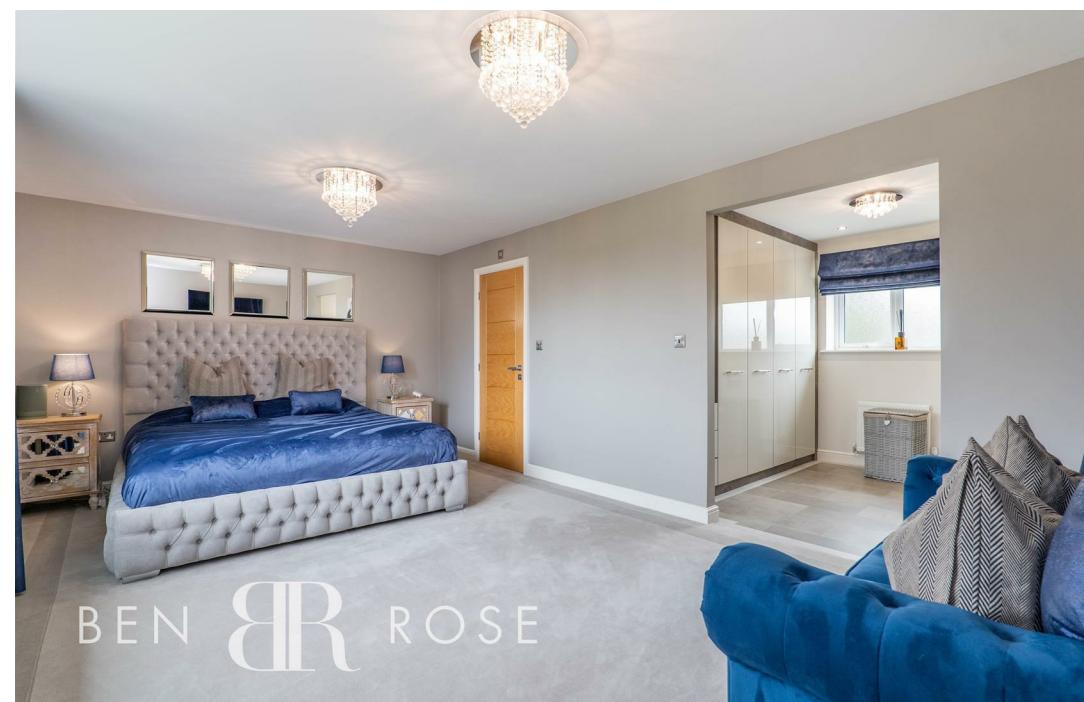
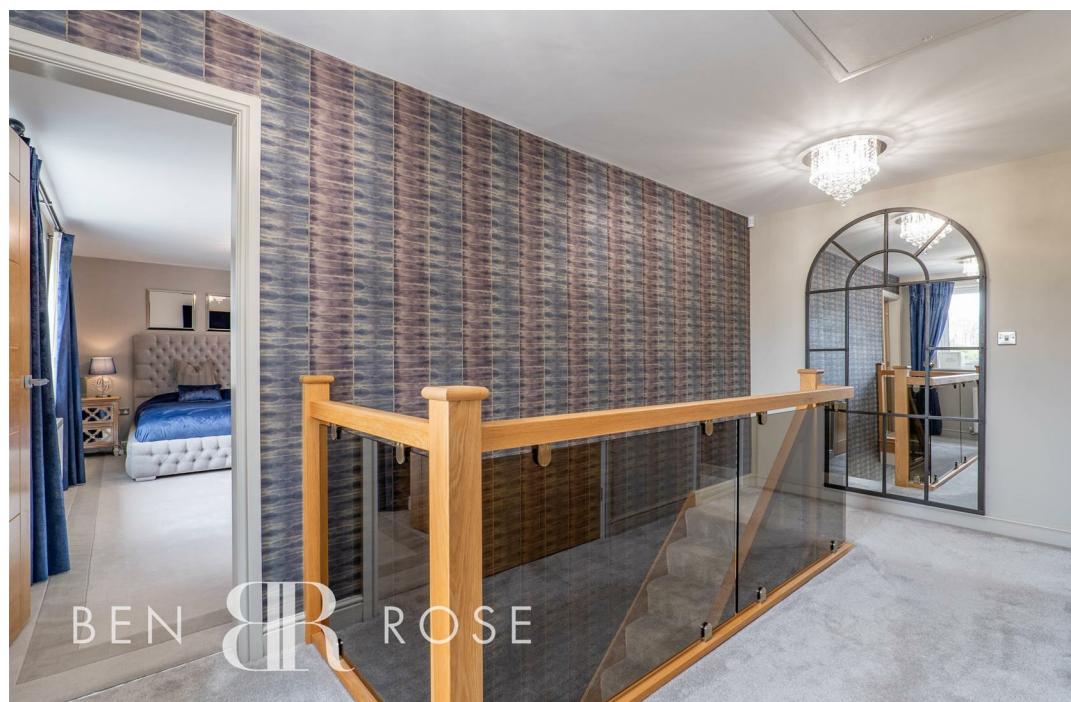
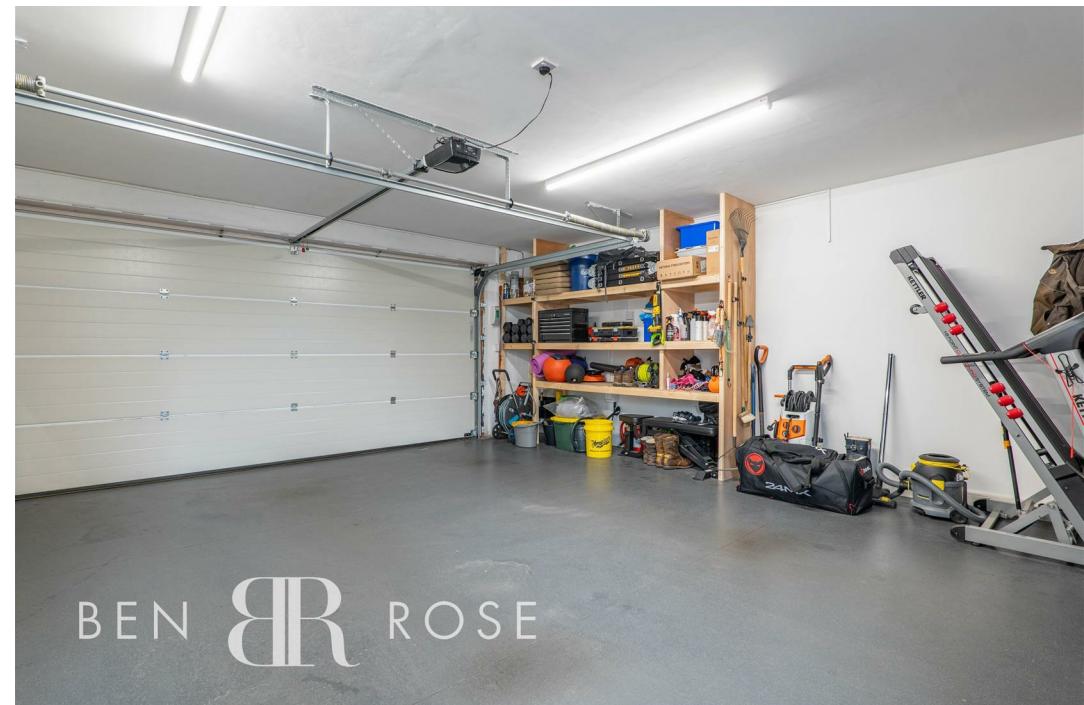


BEN ROSE



BEN ROSE







BEN **BR** ROSE



BEN **BR** ROSE



BEN ROSE



BEN ROSE



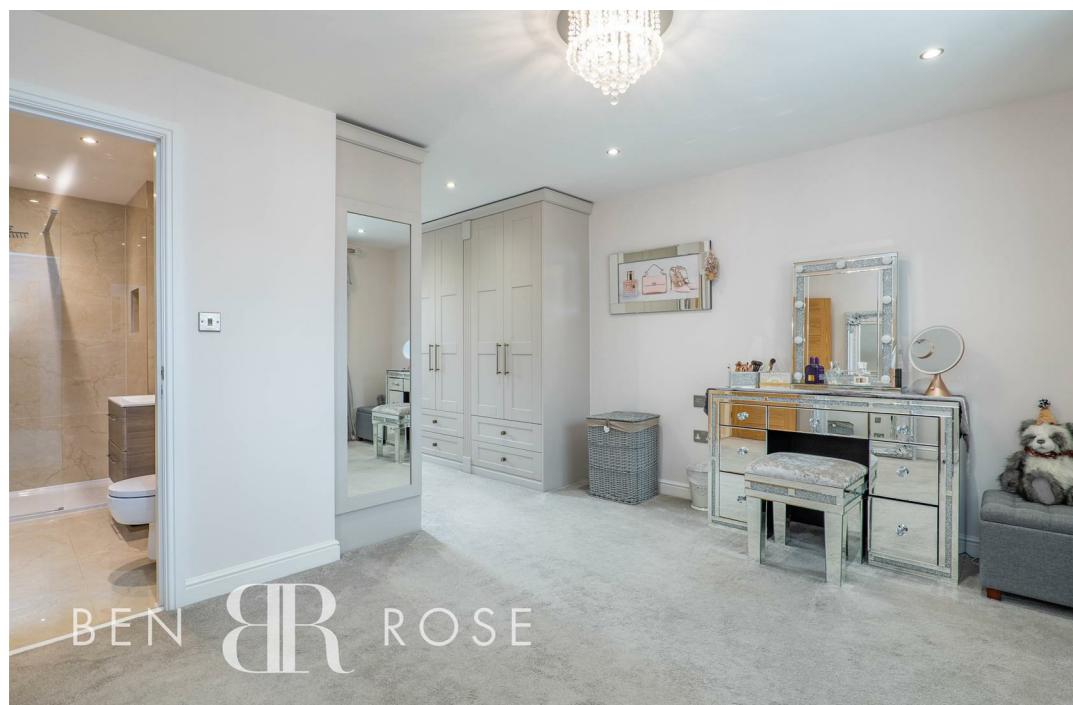
BEN **BR** ROSE



BEN **BR** ROSE



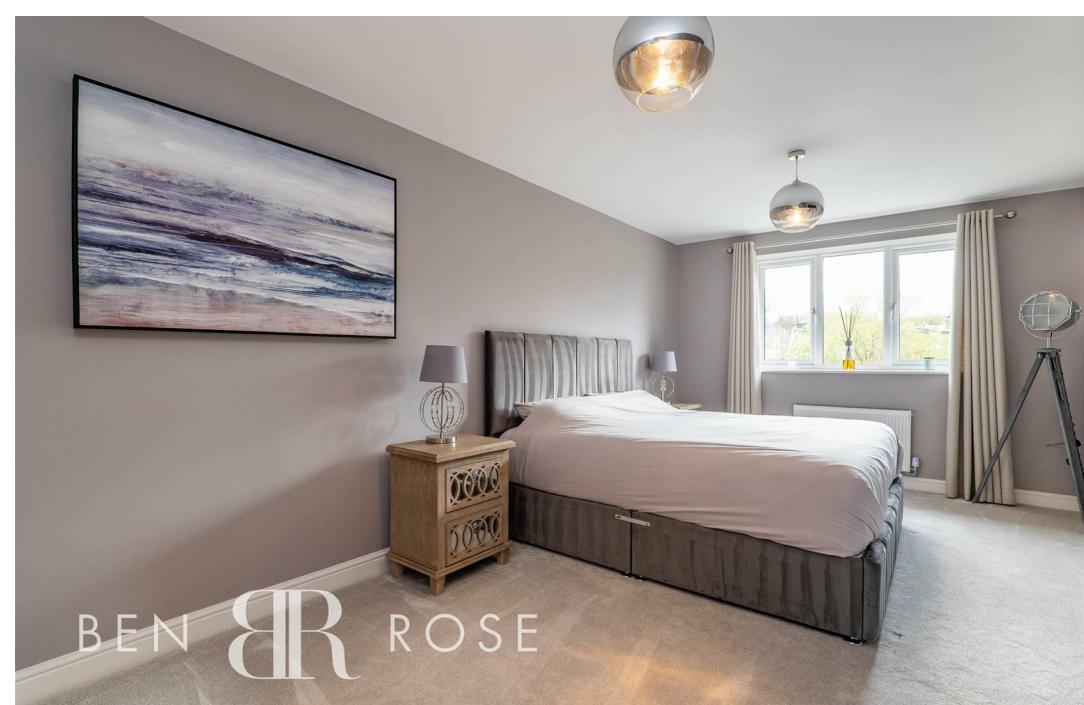
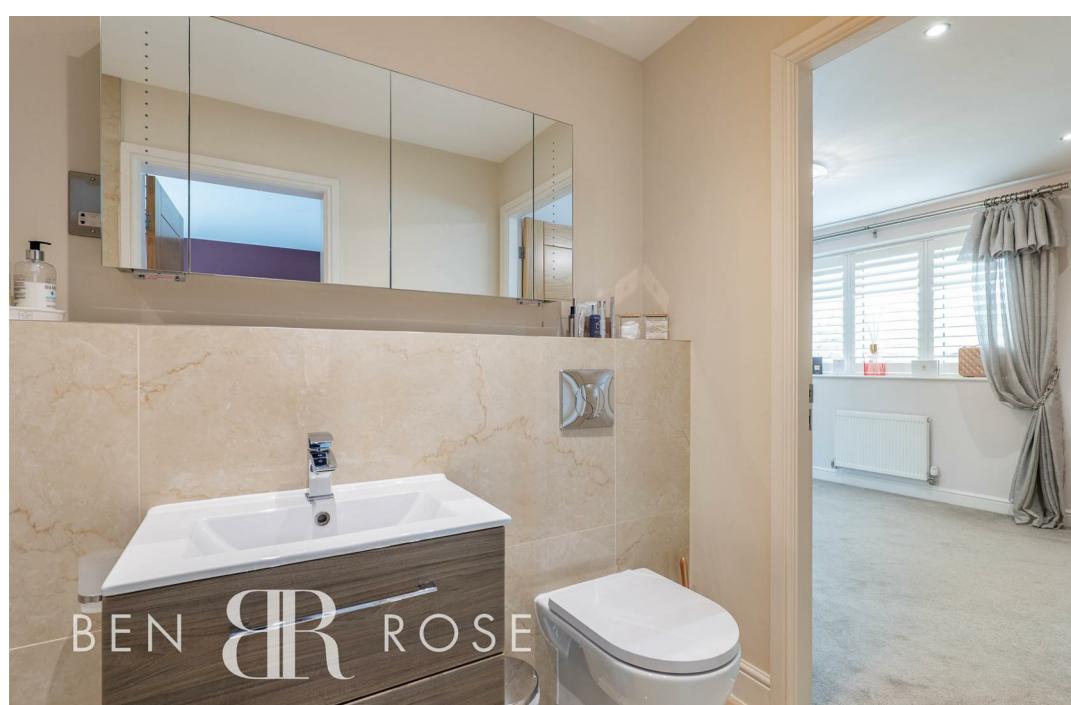
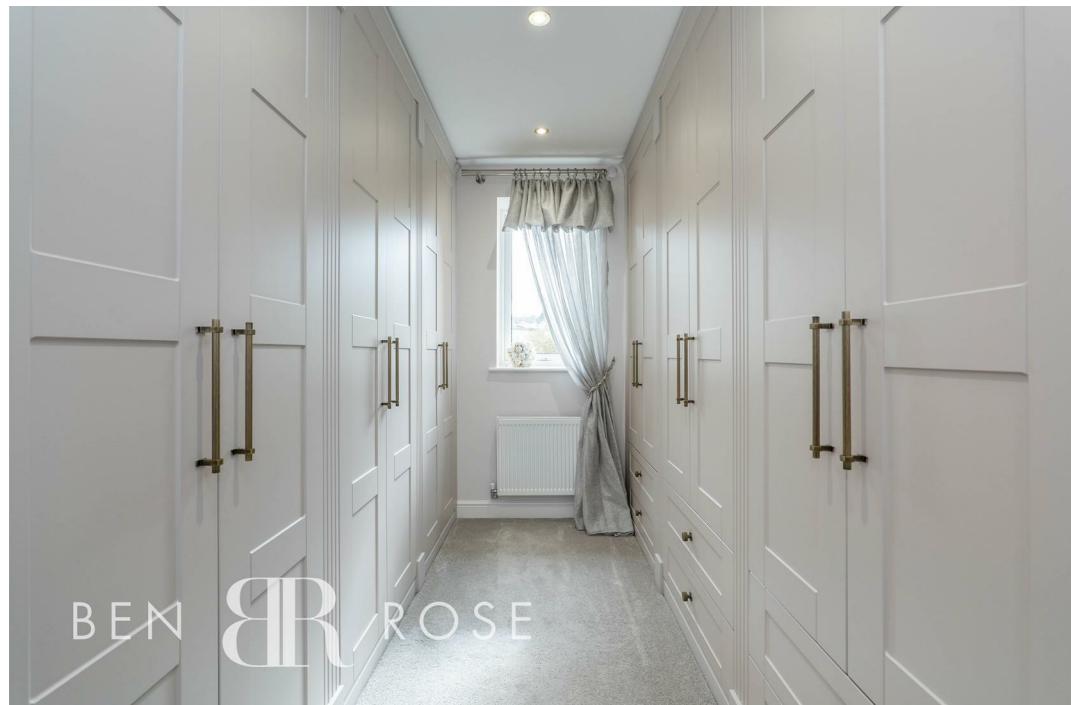
BEN **BR** ROSE



BEN **BR** ROSE



BEN **BR** ROSE





BEN ROSE



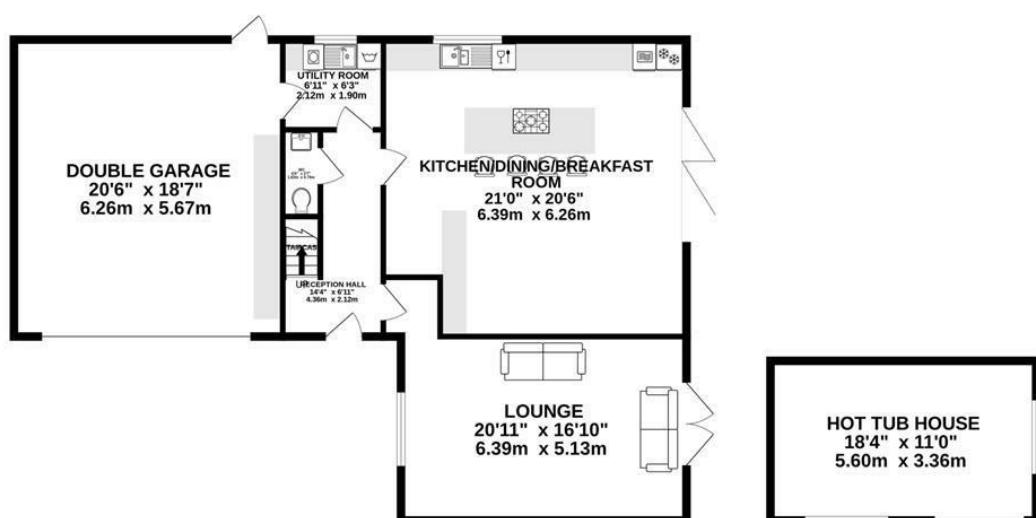
BEN ROSE



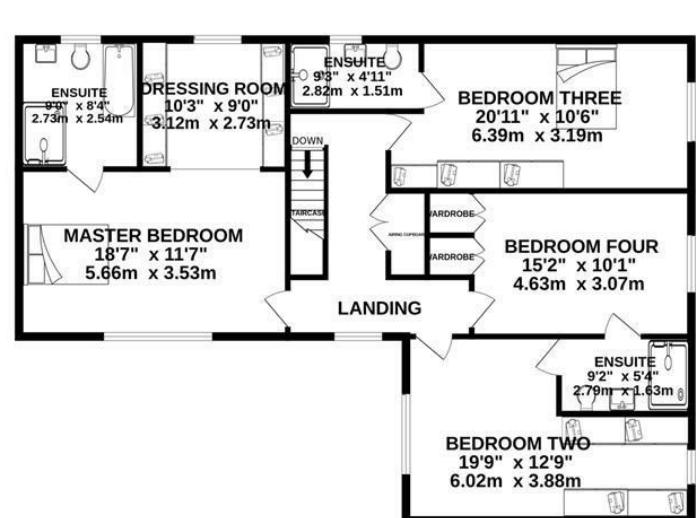


# BEN ROSE

GROUND FLOOR  
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR  
1206 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (242.9 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.  
Made with Metropix ©2023



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

