



**Bradkirk Lane, Bamber Bridge, Preston**

**Offers Over £459,950**

Ben Rose Estate Agents are pleased to present to market this impressive and beautifully maintained four-bedroom detached family home, ideally positioned within a quiet and highly desirable cul-de-sac in Bamber Bridge. Offering expansive living accommodation and modern finishes throughout, this property is perfectly suited to growing families seeking both space and convenience. The home benefits from excellent access to a wide range of local amenities, including Bamber Bridge town centre with its array of shops, bars, restaurants, pubs and well-regarded schools. The area boasts superb transport links, with rail services providing direct routes to Preston and Blackburn, frequent bus connections to neighbouring towns, and easy access to the M6, M61 and M65 motorway networks—ideal for commuters travelling across Lancashire, Preston, Blackburn or Chorley.

Stepping inside, you are welcomed by a spacious entrance hall that provides access to the principal ground-floor rooms. To the front of the property, the generous lounge features a striking log burner fireplace and enjoys plenty of natural light, with French doors that open seamlessly into the large orangery. A bright and versatile study sits opposite, ideal for home working. At the heart of the home lies the formal dining room, perfectly positioned between living and kitchen spaces. The expansive modern kitchen/diner offers a superb family and entertaining hub, complete with built-in appliances, a central kitchen island and further French doors leading into the orangery. A convenient utility room is accessed directly from the kitchen, providing additional storage and workspace. The orangery itself spans the rear elevation, providing a stunning, light-filled space with views of the garden and French doors opening to the outdoors.

To the first floor, a spacious gallery landing leads to four well-proportioned double bedrooms. The master bedroom features fitted wardrobes and a private ensuite shower room, while bedrooms two and three also offer fitted storage. A contemporary four-piece family bathroom with a walk-in shower completes the upper floor.

Externally, the property benefits from a shared driveway with parking for two vehicles, alongside a double garage featuring electric up-and-over doors. The large rear garden is mainly laid to lawn and enhanced by a raised paved patio seating area, mature shrubs and planted borders—an ideal space for families and outdoor entertaining.

This superb home combines generous proportions, modern comforts and an enviable location, making it a truly outstanding family property.













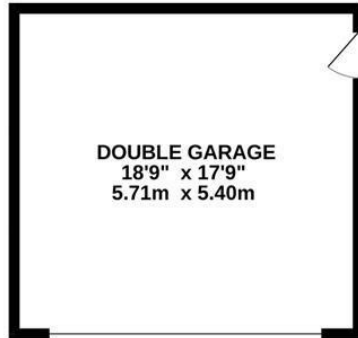
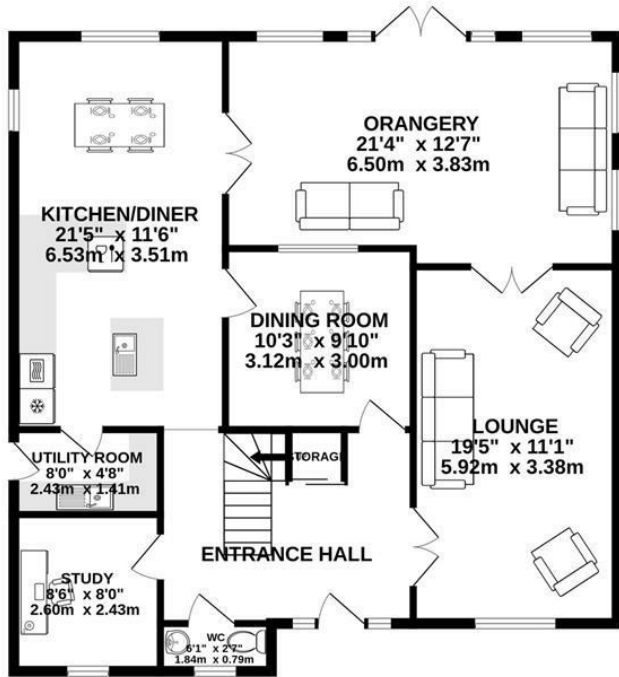




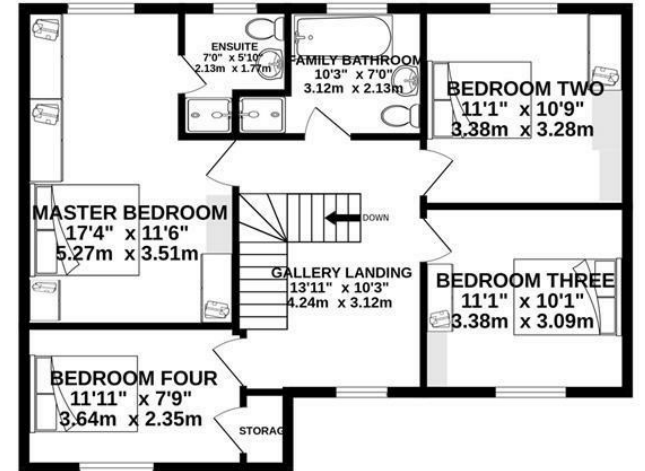




GROUND FLOOR  
1419 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.

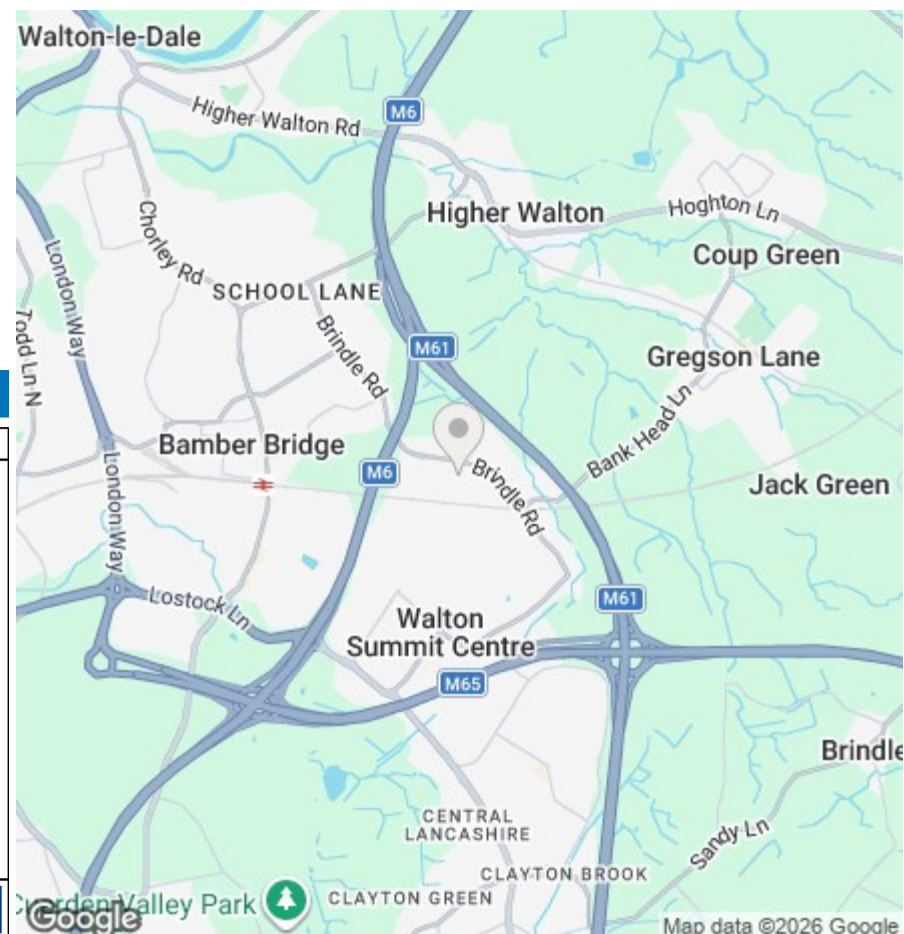


TOTAL FLOOR AREA : 2165 sq.ft. (201.2 sq.m.) approx.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		