BEN ROSE



Hampshire Road, Preston

Offers Over £345,000

Ben Rose Estate Agents are pleased to present to the market this extended four-bedroom detached family home, situated on a sought-after residential estate in Walton-le-Dale, Preston. This well-presented home offers generous indoor and outdoor living space and is perfectly positioned for convenience, with excellent access to local amenities including shops, pubs, leisure facilities, and highly regarded schools. The location also provides superb travel links to Preston and surrounding towns, making it an excellent choice for families and commuters alike.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. From here, you enter the impressive open-plan lounge/kitchen/diner. This fantastic extended space incorporates a spacious lounge area with a stylish media wall and a large window overlooking the front aspect. The contemporary fitted kitchen offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, microwave, dishwasher, and wine fridge, along with an instant boiling water tap for added convenience. A central island provides breakfast bar seating, while an impressive lantern roof allows plenty of natural light to fill the space. The dining area offers ample room for a large family dining table, with stylish tri-folding doors opening out onto the rear garden, creating a seamless indoor-outdoor flow.

Just off the kitchen, you will find a practical utility room, providing additional space for freestanding appliances and a single door leading to the side of the property. There is also a convenient W.C. Completing the ground floor, the original garage has been thoughtfully converted into a fourth bedroom, offering versatility for a variety of uses such as a playroom, office, or home gym.

To the first floor, you will find three further well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a stylish en-suite bathroom featuring a jacuzzi bath and built-in TV. Additional storage can be found on the landing, and a modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized garden featuring a low-maintenance artificial lawn and a spacious paved patio with a hot tub, creating the perfect space for outdoor dining, entertaining, or relaxing.

Early viewing is highly recommended to avoid disappointment.








I'M OLD ENOUGH TO KNOW BETTER, BUT YOUNG ENOUGH TO DO IT ANYWAY.





T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB



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16 BIRTHDAY


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MANCHESTER CITY
Official Desk Calendar 2022









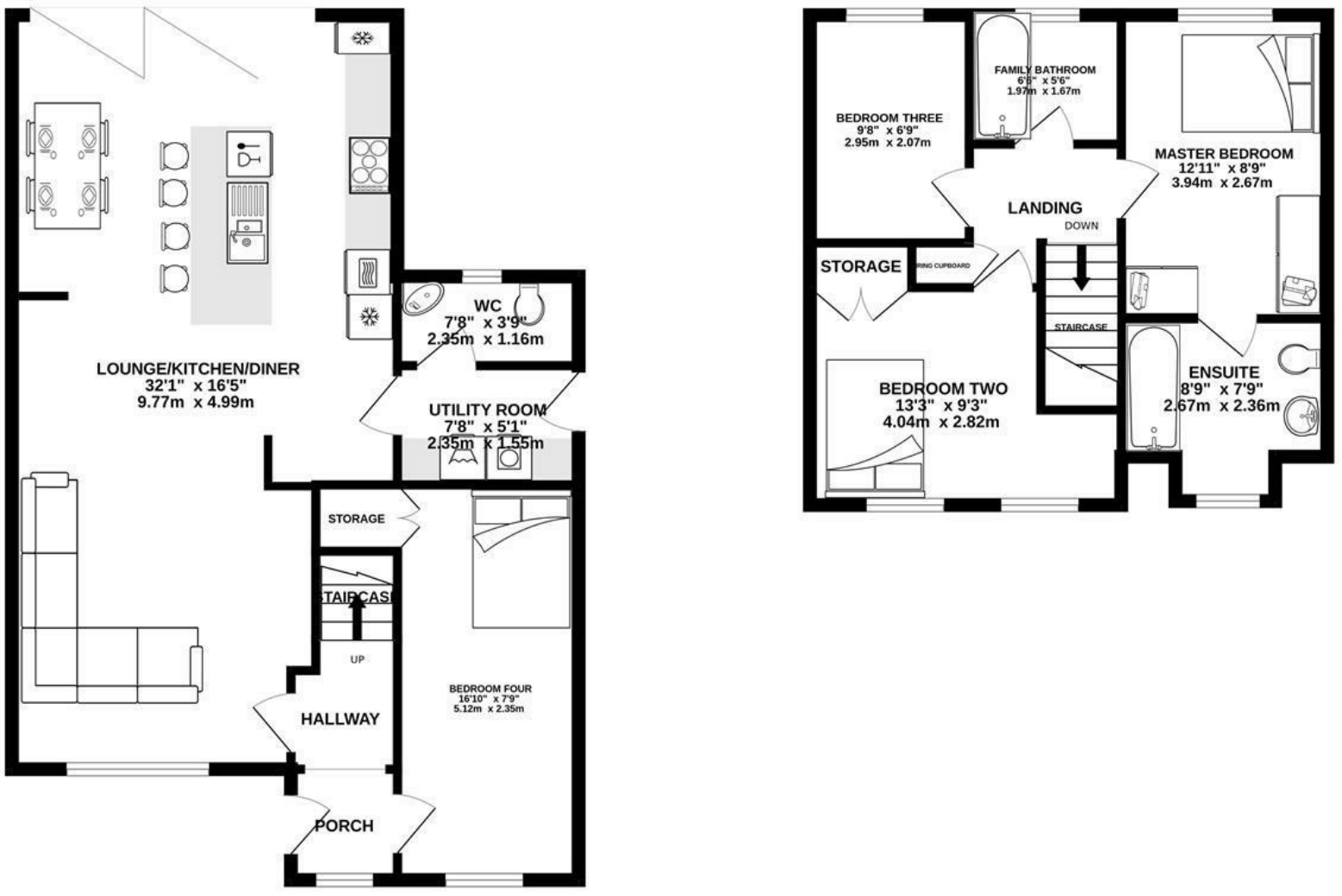




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GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.

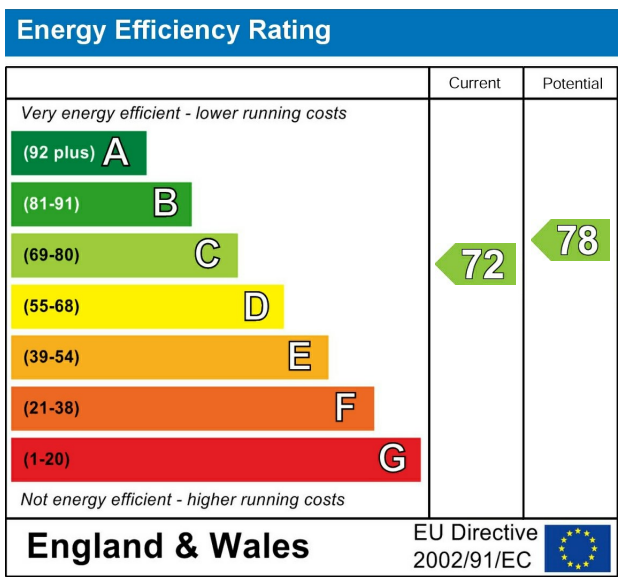
1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.

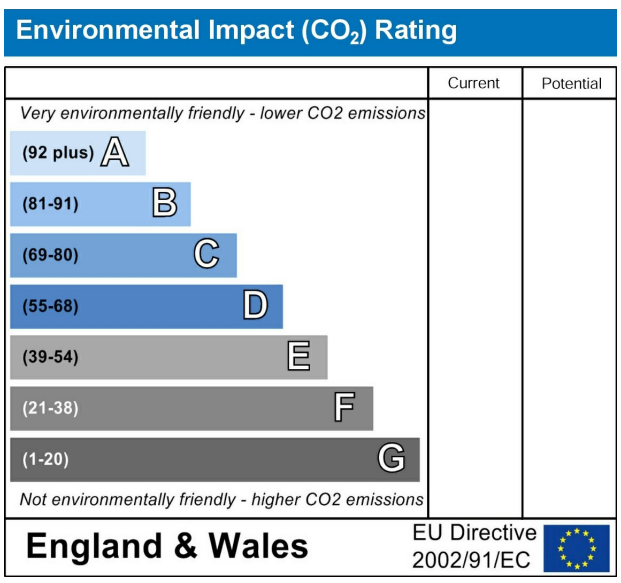


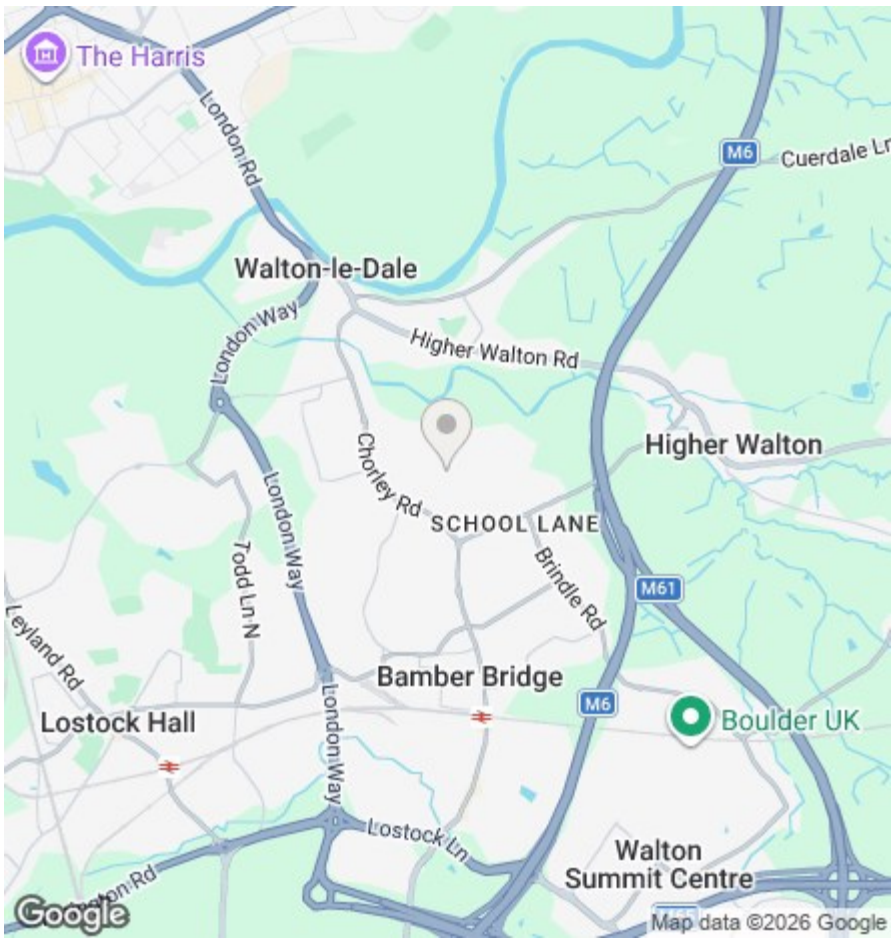
TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

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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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.







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