BEN ROSE



Carrwood Way, Walton-Le-Dale

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached family home, set within a desirable residential area of Preston. Offering generous and versatile living accommodation throughout, this spacious property has been thoughtfully designed to suit the needs of modern family life, with multiple reception rooms, four double bedrooms and the added benefit of a detached double garage featuring an exceptional converted space with annex potential. Situated in a convenient location, the home enjoys easy access to Preston city centre, an excellent selection of highly regarded schools, supermarkets, leisure facilities and local parks. Families will also appreciate the wide range of nearby amenities, while commuters benefit from excellent transport links including Preston railway station, regular bus services and straightforward access to the M6, M55 and M61 motorways, providing routes towards Manchester, Liverpool, Lancaster and beyond.

Stepping through the front door, you are welcomed into a spacious reception hall where the staircase sits directly ahead, creating an inviting first impression while providing access to the majority of the ground floor accommodation. To the front of the home is the generous lounge, offering ample space for a large suite of furniture and creating a comfortable setting for everyday family living. Double doors open seamlessly into the separate dining room, allowing the spaces to work equally well together or independently when entertaining. The dining room enjoys a lovely rear bay with French doors opening directly onto the garden, allowing plenty of natural light to fill the room. To the rear, the well-appointed kitchen/diner offers a practical and sociable layout, complete with integrated appliances including a fridge/freezer, oven and hob, alongside additional space for family dining. A separate utility room provides further storage and laundry facilities, while a versatile study offers the flexibility to be used as a home office, playroom or snug. A convenient ground floor WC completes the accommodation.

The first floor continues to impress with four well-proportioned double bedrooms, making this an ideal home for growing families. The principal bedroom is particularly spacious and benefits from its own modern three-piece en-suite shower room, while bedroom two is also generously sized and offers excellent versatility. The remaining two double bedrooms provide comfortable accommodation for children, guests or those working from home. Serving the first floor is a well-presented three-piece family bathroom, finished to a practical standard for busy family life.

Externally, the property is approached via attractive hedging with a gated entrance leading onto a substantial driveway providing off-road parking for up to four vehicles, which in turn leads to the detached double garage. The rear garden has been beautifully landscaped to create an excellent outdoor space for both relaxing and entertaining, featuring a well-maintained lawn, an Indian stone patio and multiple seating areas, including a covered seating and games area that can be enjoyed throughout the year. A real standout feature is the detached garage, where a rear hallway provides access to a modern three-piece bathroom, while a staircase leads to a converted loft room above. This highly versatile space offers fantastic potential to create a self-contained annex for multi-generational living, guest accommodation or an excellent home office, subject to any necessary consents. Combining generous living space, flexible accommodation and a superb family-friendly location, this is a wonderful home that is ready to be enjoyed for years to come.






HY-PRO







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








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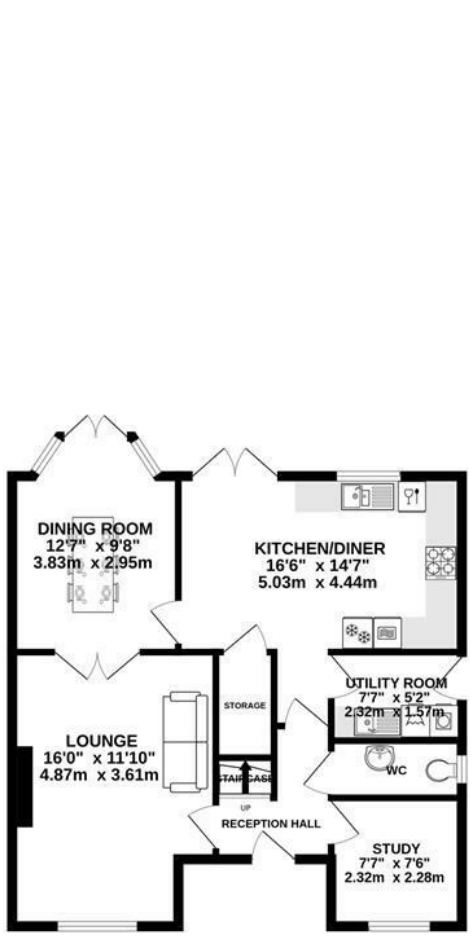




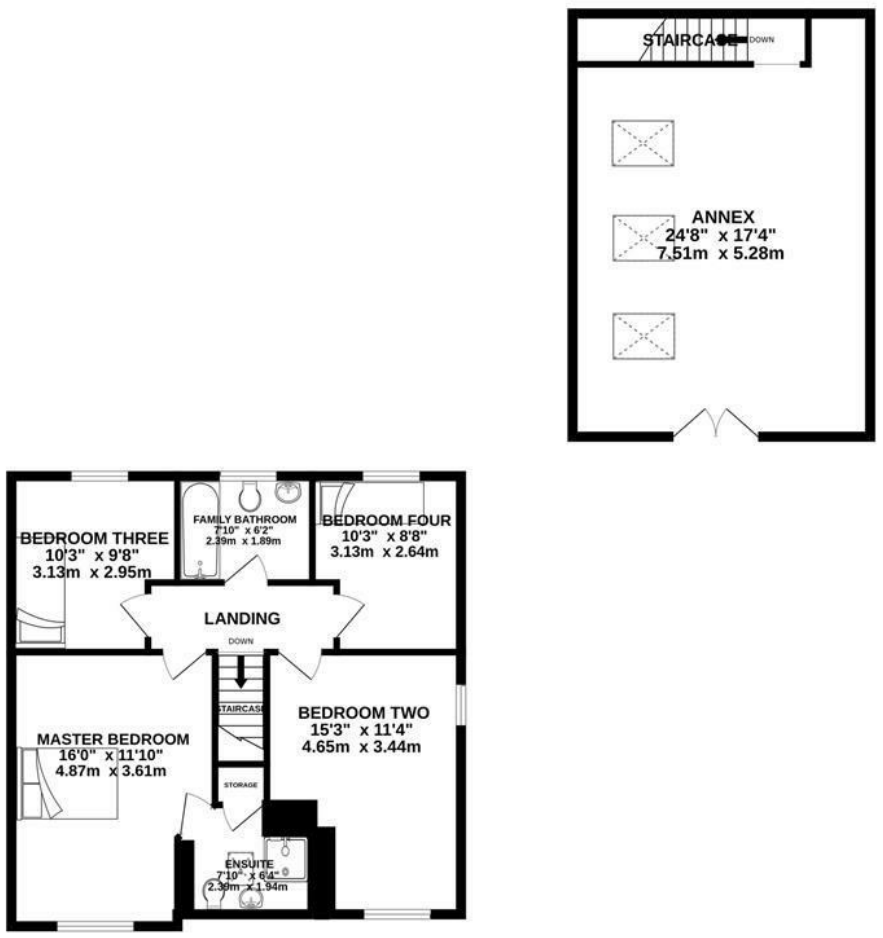


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GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



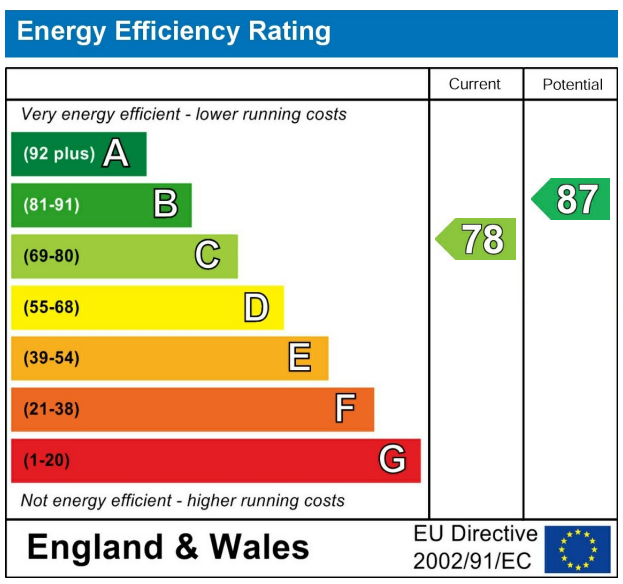
1ST FLOOR
1089 sq.ft. (101.2 sq.m.) approx.

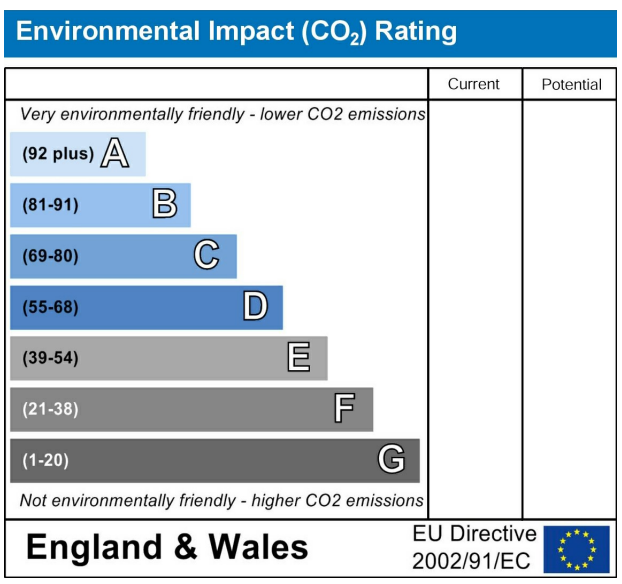


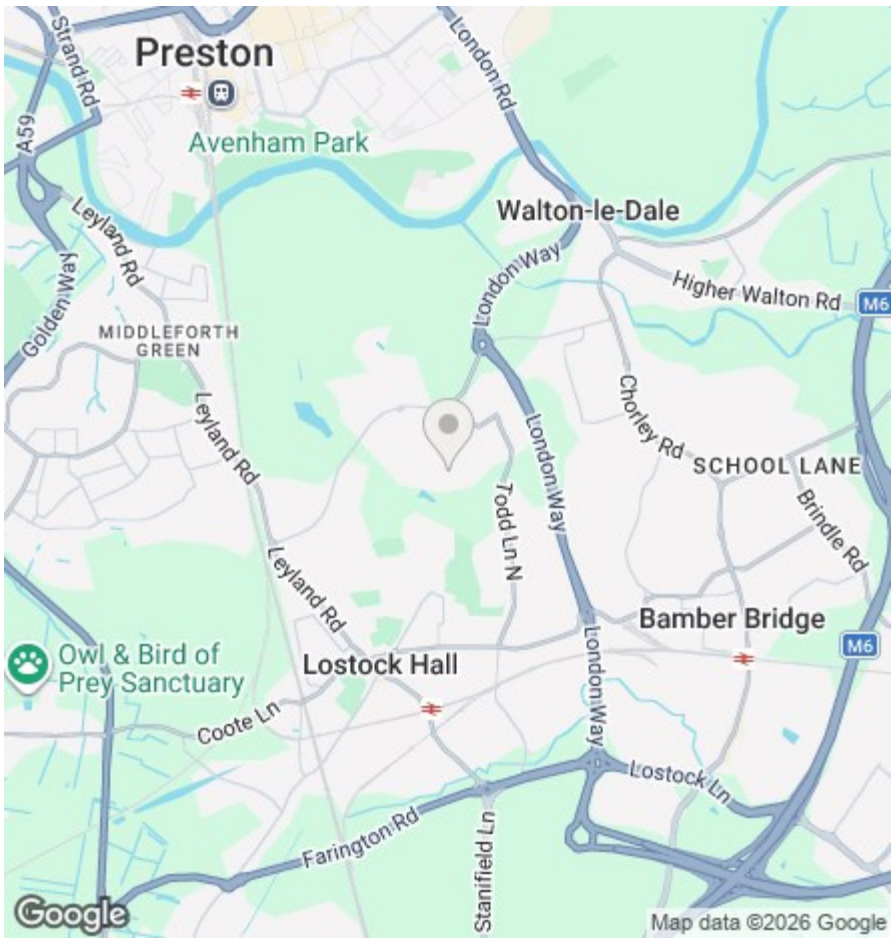
TOTAL FLOOR AREA : 2176 sq.ft. (202.2 sq.m.) approx.

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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