BEN ROSE



Cradle Court, Grimsargh, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached home, ideally positioned within the highly sought-after village of Grimsargh. Offering well-balanced accommodation across two floors, this attractive property is ideally suited to families and couples seeking a stylish and practical home in a desirable setting. The village offers a welcoming community atmosphere, whilst nearby Preston and Longridge provide an excellent range of everyday amenities. There is convenient access to the M6 and M55, making this an excellent choice for commuters, while nearby Longridge town centre provides shops, bars, restaurants, pubs and schools.

Stepping inside, the entrance hall creates a welcoming first impression and leads through to a useful ground floor WC. The spacious lounge is positioned to the front, providing a comfortable and peaceful space to relax. To the rear, the impressive full-width kitchen/dining room forms the heart of the home, featuring a modern fitted kitchen with integrated fridge/freezer, induction hob, oven, dishwasher and washing machine. French doors open directly onto the garden, allowing plenty of natural light into this sociable living space while creating a seamless connection with the outdoors.

To the first floor, the generously proportioned master bedroom provides an excellent double bedroom and benefits from a contemporary en-suite shower room. Bedroom two is another well-sized double, whilst bedroom three offers a versatile single bedroom, nursery or home office. A modern three-piece family bathroom completes the accommodation.

Externally, a block-paved driveway provides parking for two cars and benefits from an electric vehicle charging point. The rear garden is a truly exceptional feature and has been thoughtfully landscaped to create a beautiful, tranquil outdoor retreat. A paved seating terrace sits immediately beyond the French doors, surrounded by raised beds and an impressive array of carefully selected mature plants, trees, shrubs and colourful seasonal planting. Further seating areas are tucked amongst the established borders, creating different spaces in which to sit and enjoy the garden throughout the day. The manicured lawn provides a lovely contrast to the richly planted borders, whilst the high fencing ensures privacy and seclusion. Beautifully maintained and clearly a much-loved part of the home, this outstanding garden elevates an already appealing property and provides a wonderful setting for relaxing and entertaining.



















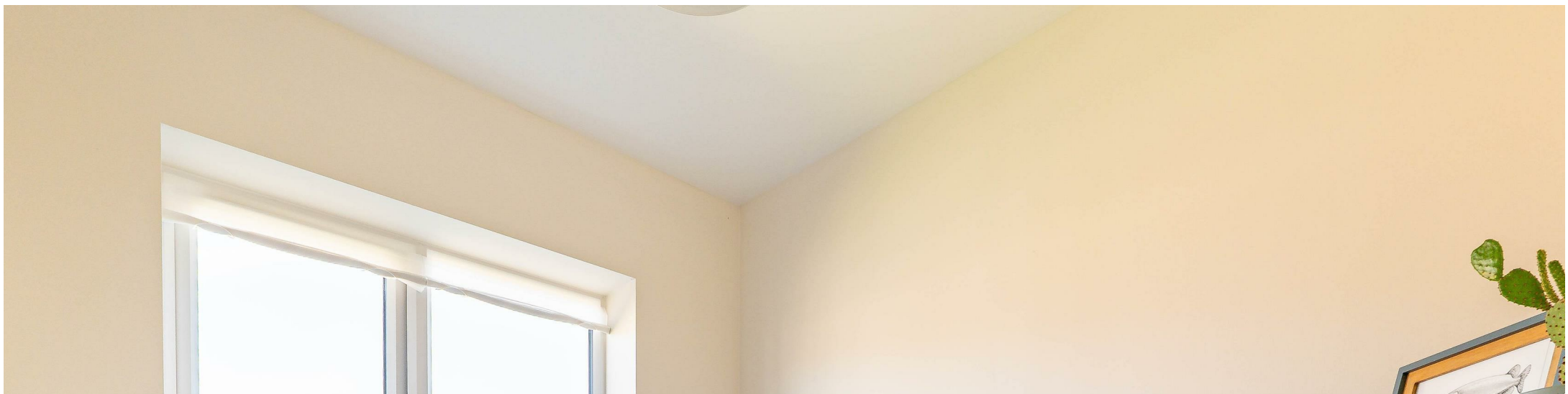




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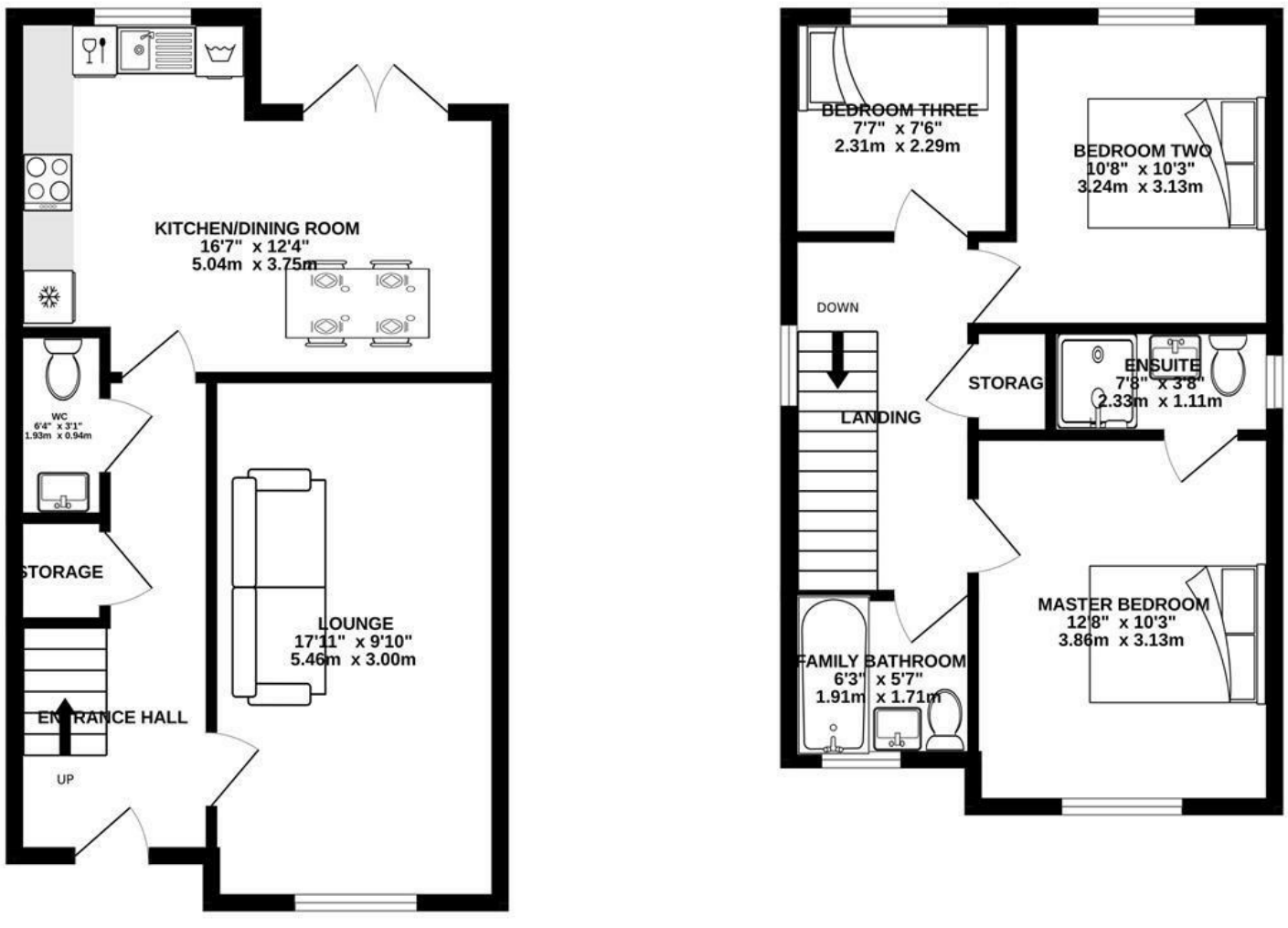




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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

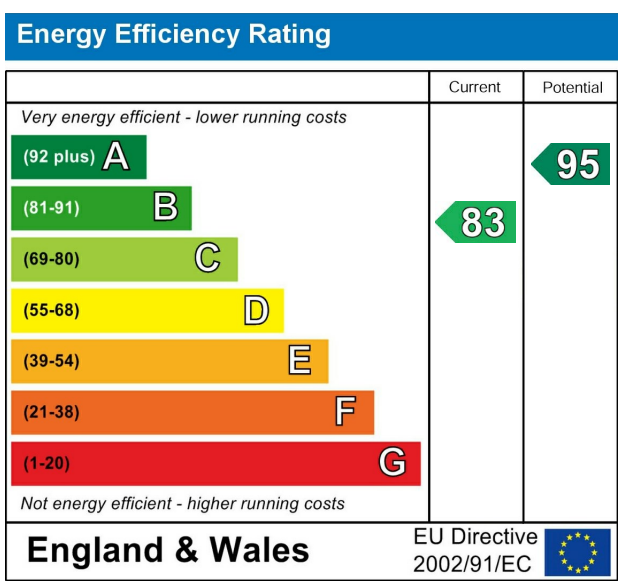


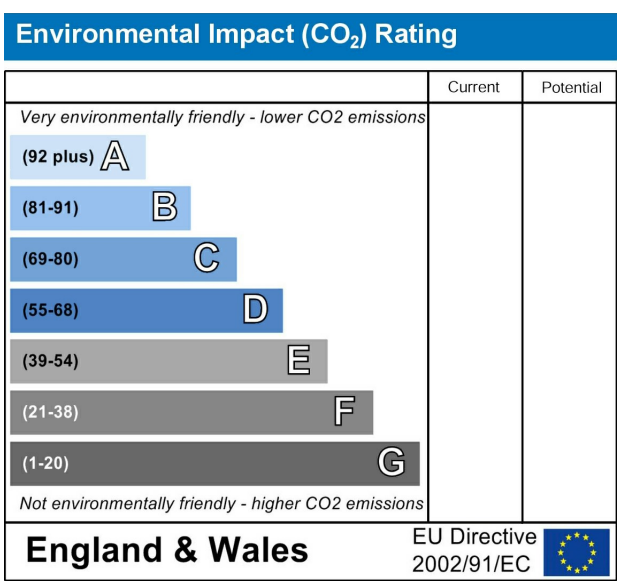
TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

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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