



Newgate Lane, Whitestake, Preston

Offers Over £399,950

Ben Rose Estate Agents are delighted to present to the market this charming four-bedroom semi-detached home, situated along a quiet lane in the highly sought-after village of Whitestake. Enjoying a peaceful semi-rural setting with beautiful countryside views, this unique character property seamlessly blends traditional features with modern living. Thoughtfully extended to the rear, the home offers generous and versatile accommodation while remaining within easy reach of local amenities and excellent travel links. Early viewing is highly recommended to avoid potential disappointment.

Internally, upon entering you'll find the spacious entrance hall, recently fitted with Karndean flooring, and offering access to the majority of ground floor rooms. To the front, the spacious lounge featuring a beautiful bay window overlooking the surrounding countryside, a traditional fireplace, and ample space for a three-piece sofa suite and additional furnishings. Opposite the lounge is the fourth bedroom, a comfortable double room currently utilised as a home office, offering flexibility for a variety of needs. Towards the end of the hallway are the stairs to the first floor, along with access to the modern three-piece family bathroom, complete with a bath and overhead shower.

Continuing through the property, you'll discover a versatile second reception room with underfloor heating which could easily serve as a dining room, study, library, playroom or additional sitting room. This inviting space benefits from another bay window framing countryside views, a traditional cooking range, and access to useful under stair storage before leading through to the impressive open-plan kitchen, dining and sitting area.

The extended kitchen, dining and sitting room truly forms the heart of the home. The contemporary fitted kitchen offers an excellent range of wall and base units, complemented by granite worktops and splash backs alongside integrated appliances including a dishwasher, fridge freezer, induction hob and oven. There is plenty of space for a large family dining table, while patio doors provide lovely views across the private rear garden and surrounding countryside, creating a bright and welcoming atmosphere.

Adjoining the dining area is a comfortable sitting space with room for a television, enhanced by skylights that flood the room with natural light. Underfloor heating runs throughout this entire open-plan living space, adding both comfort and practicality. A good sized utility room is positioned just off the sitting area, providing additional wall and base units along with access to the side and rear of the property.

To the first floor are three well-proportioned bedrooms, two of which are spacious doubles, with two bedrooms retaining their charming traditional fireplaces. The principal bedroom also benefits from a newly fitted ensuite shower room, while a separate WC is conveniently located off the landing. New carpets have also been fitted throughout the first floor.

Externally, the property continues to impress with a generous and private rear garden that is not overlooked. The garden features a patio seating area, a well-maintained lawn, mature shrubs and trees, an established apple tree, and a greenhouse, creating a wonderful outdoor space to enjoy.

There is also a substantial outbuilding/garage benefitting from both power and water supply and recently fitted with a new roof. Currently used for storage this delightful space offers fantastic potential as a workshop, home gym or a variety of other uses. To the front, a driveway provides off-road parking for two vehicles, completing this wonderful family home.























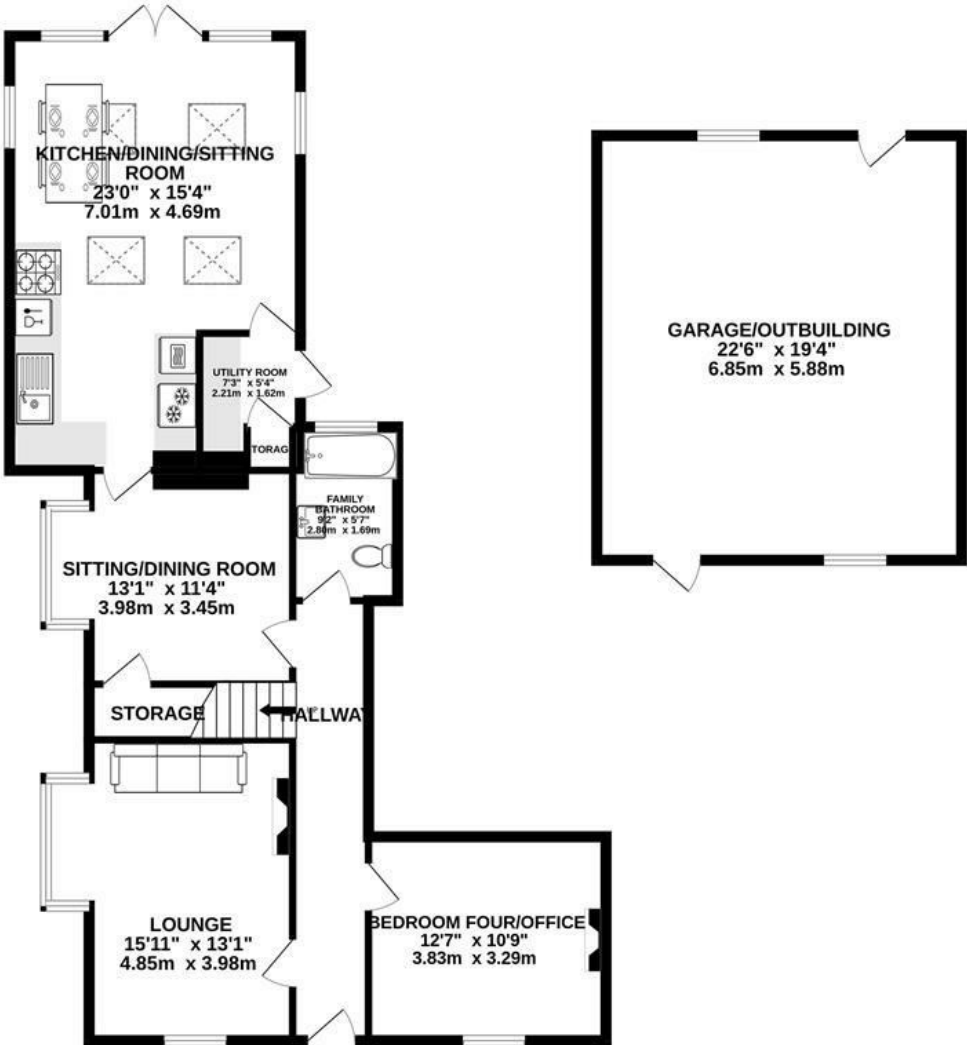




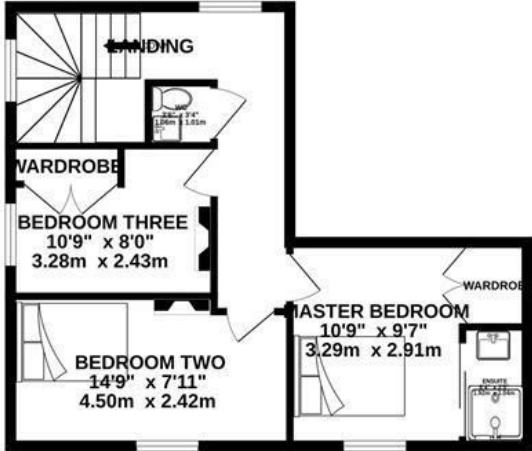


BEN ROSE

GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.6 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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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

