



## Plover Close, Cottam, Preston

**Offers Over £274,950**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom detached home located in a tranquil cul-de-sac in the sought-after area of Cottam, Preston. Perfectly suited for families, this property is being presented with NO ONWARDS CHAIN and offers a harmonious blend of modern living and practicality. The home is ideally situated just a short drive from Preston town centre, boasting excellent travel connections via nearby train stations and easy access to the M6 and M61 motorways. With local amenities, schools, and picturesque green spaces within walking distance, this property provides an exceptional living experience. Viewing at your earliest convenience is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed by a spacious entrance porch, leading directly into the inviting lounge. The lounge, set in an open-plan layout with the dining room, features a striking media wall complete with an electric fireplace, offering a cozy focal point. The generous space accommodates a large sofa set, perfect for relaxing. Flowing into the dining area, there is ample room for a family-sized table, with patio doors leading to the rear garden. These doors are fitted with reflective screens for added privacy. The modern kitchen, seamlessly connected to the dining space, boasts NEFF appliances, integrated dishwasher, washing machine, hob, double oven, and fridge freezer, along with plentiful worktop space. The ground floor is finished with stunning solid oak flooring throughout, and a convenient downstairs WC is accessed from the lounge.

Heading upstairs, the first floor reveals three beautifully proportioned bedrooms, including two spacious doubles. The master bedroom benefits from a contemporary three-piece ensuite shower room, while the other bedrooms are serviced by a modern family bathroom with an over-the-bath shower. A generous open landing adds to the feeling of space, and the master bedroom and third bedroom enjoy serene views of the communal green and pond to the front. The home also features a fully boarded loft with a pull-down ladder, ideal for additional storage or potential future use.

Externally, the property is equally impressive. The driveway provides off-road parking for two cars and leads to a single integral garage, which offers the potential to be converted into additional living space if desired. The rear garden is a true highlight, featuring a south-facing aspect, composite decking, a landscaped lawn, and a patio area, all enclosed by tall fencing for privacy. The property benefits from solar panels, enhancing energy efficiency. The front of the home enjoys a picturesque setting, not overlooked, with a view of the communal pond and green space.

This charming home perfectly combines modern convenience with a peaceful, family-friendly location, offering everything you need for comfortable and stylish living.







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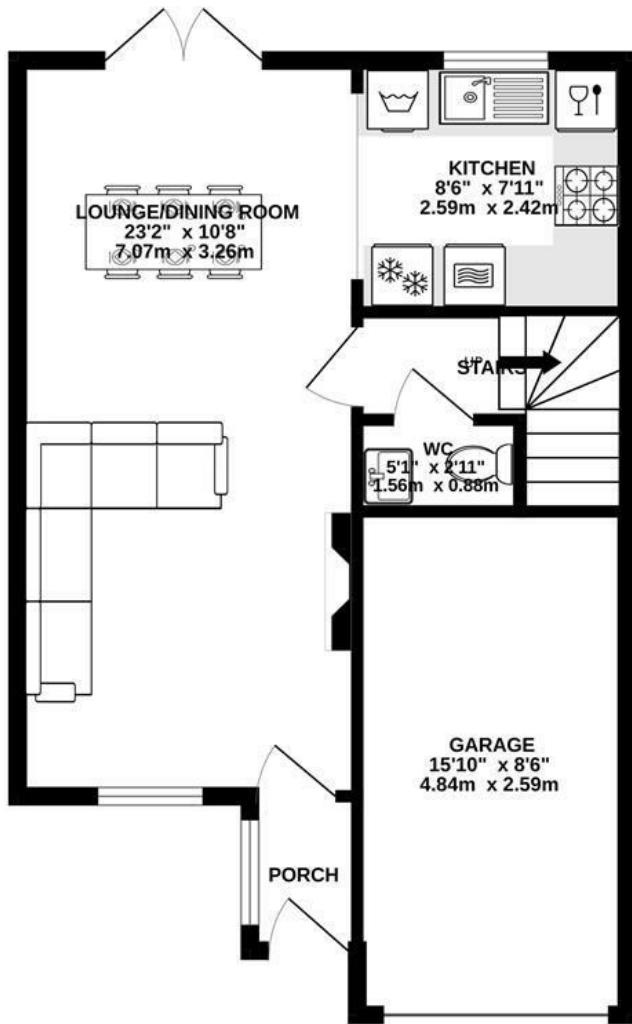
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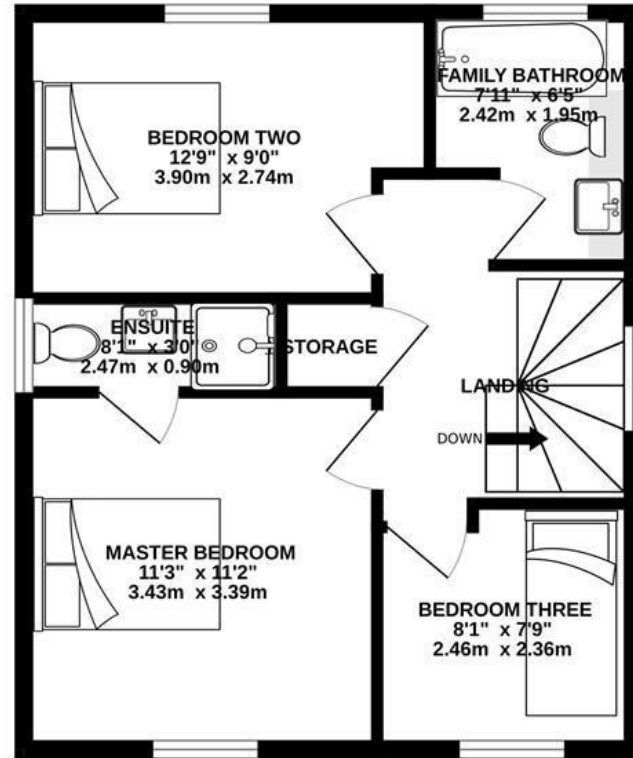
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GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

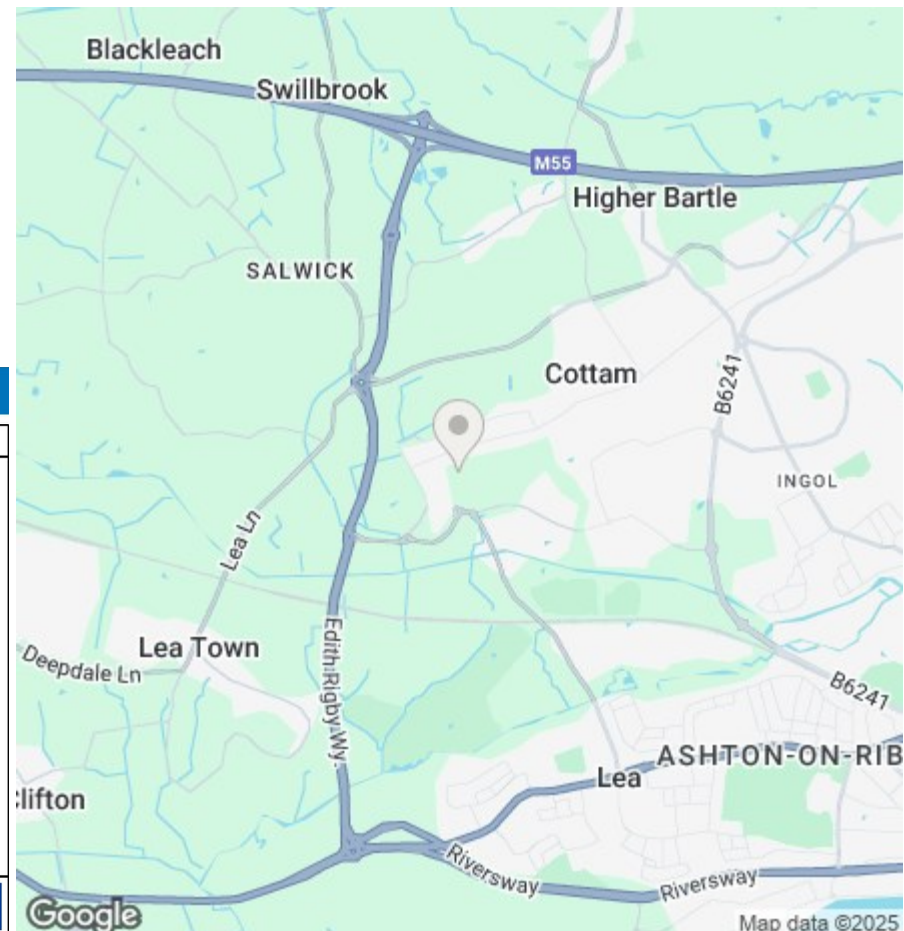


TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.

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	<b>100</b>	<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	