



## Spindle Road, Cottam, Preston

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to market this immaculately presented, three-bedroom detached home, only 12 months old, nestled in a quiet cul-de-sac in the highly sought-after and very popular development in Cottam. This beautiful property offers a perfect setting for families, combining modern living with a peaceful neighbourhood. Cottam is well-regarded for its excellent local amenities, including highly rated schools, supermarkets, and leisure facilities. The home also benefits from fantastic transport links, being only minutes from the nearest motorway links and within walking distance to local amenities. Nearby, Preston city centre provides a wealth of shopping, dining, and entertainment options, while Cottam itself boasts lovely green spaces and scenic walking routes. Additionally, the property comes with a builder warranty remaining until January 2026 from Morris Homes and a 9-year LABC warranty.

Upon entering the property, you are welcomed into a bright and airy entrance hall, with the convenience of a WC just off to the side. The entire ground floor has been upgraded with Amtico LVT flooring, enhancing its modern appeal. The home features an open-plan layout, with the spacious front lounge seamlessly flowing into the stunning kitchen/dining room. This modern fitted kitchen boasts integrated NEFF appliances, including a fridge, freezer, oven, gas hob, and dishwasher, providing a sleek and practical space for cooking and entertaining. The adjoining dining area is perfectly suited for family meals, while the kitchen extends further into a useful utility area with direct access to the rear garden.

Moving to the first floor, the home offers three versatile bedrooms, each well-proportioned and designed to accommodate a range of needs. The master bedroom is a standout feature, benefiting from a stylish three-piece en-suite for added convenience. The additional two bedrooms provide ample space for children, guests, or even a home office. Completing the floor is the upgraded three-piece family bathroom, featuring an over-the-bath shower, a vanity unit under the basin, and chrome towel rails in all bathrooms for a touch of luxury.

Externally, the property boasts a generous plot for the area, with landscaped front and rear gardens, established boundaries, and an extended paving for ease of access either side of the driveway. The driveway provides parking for two cars and leads to the integral garage, which features a remote electric power door and additional loft storage with an accessible loft hatch. The rear garden, measuring an impressive 99sqm, offers a perfect outdoor retreat with a spacious extended patio area ideal for outdoor dining and entertaining, as well as a sizeable lawn for children to enjoy. Additional features include an upgraded alarm system, solar panels, an external water tap, and multiple outdoor sockets.

This fantastic home presents a wonderful opportunity for families looking for modern living in a desirable location, combining style, comfort, and excellent accessibility.





















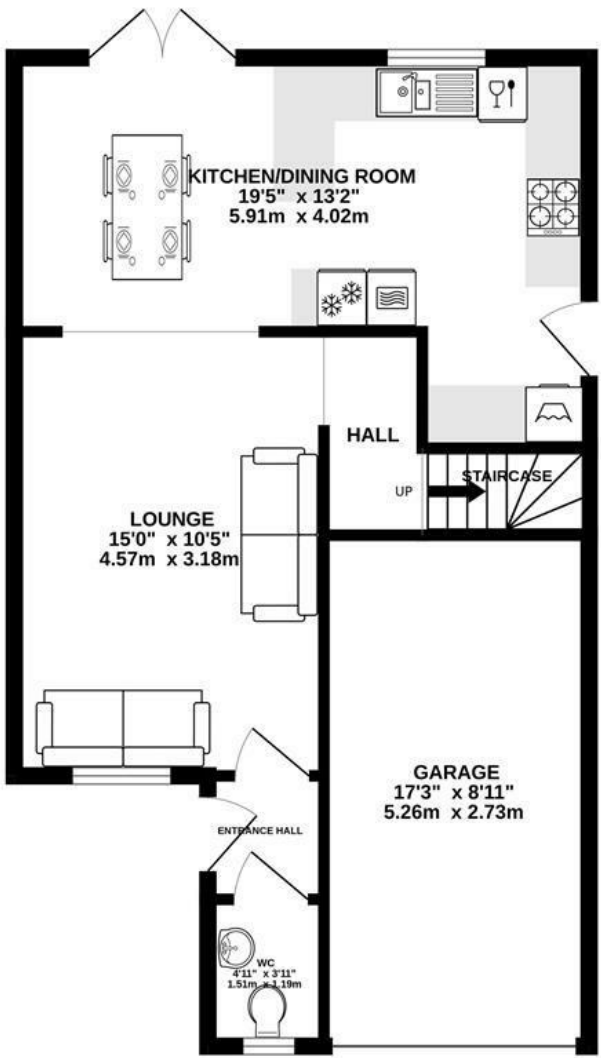




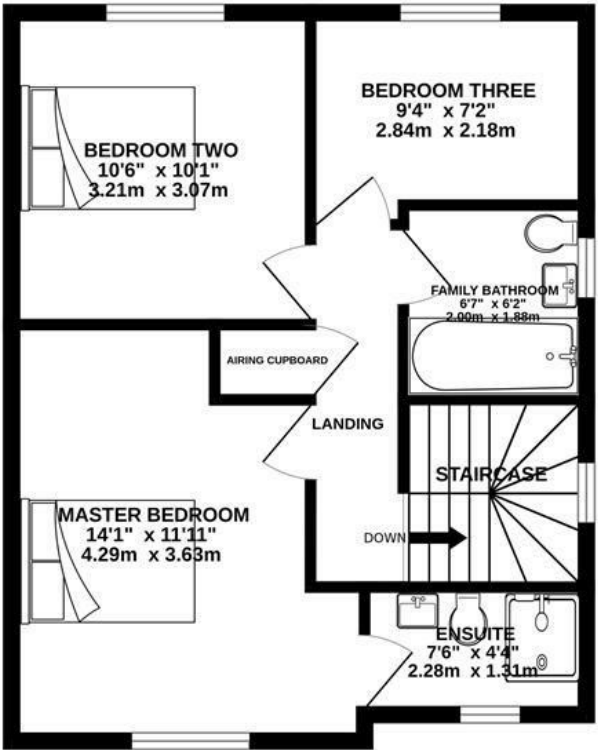


# BEN ROSE

GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.2 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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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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

