



Rawstone Crescent, Hutton, Preston

Offers Over £324,950

Ben Rose Estate Agents are pleased to present to market this exceptional, NO CHAIN, four-bedroom townhouse, nestled in the serene and highly sought-after area of Hutton, Preston. This beautifully designed family home offers versatile living across three spacious floors, making it ideal for both growing families and professionals alike. Situated on a private road, the property enjoys a tranquil setting with communal gardens and scenic field views. The home is conveniently located close to well-regarded schools, local amenities, and recreational facilities, including tennis courts and countryside walks. With excellent transport links to nearby towns and cities, this property perfectly balances peaceful living with accessibility.

Upon entering the home, you are welcomed by a spacious hallway, offering access to all ground-floor rooms and under-stair storage. At the front, there is a convenient WC and a converted garage, which provides a versatile space that can serve as a family or cinema room, home gym, or children's playroom. Moving to the rear, you'll find the modern open-plan kitchen and dining room. This stunning space features integrated appliances, including an oven, hob, and dishwasher, alongside a Quooker hot water tap and room for freestanding appliances. The area comfortably accommodates a large family dining table and offers direct access to the rear garden via patio doors, making it a perfect hub for entertaining.

The first floor boasts a generous, L-shaped lounge with ample space for a large sofa set and additional furnishings. Patio doors lead out to a private balcony, offering a serene spot to relax. This floor also includes a spacious double bedroom and a large four-piece family bathroom, complete with a bathtub and standalone shower.

The second floor is home to the master suite, featuring a three-piece en-suite with a luxurious corner bath. Additionally, there is a second spacious double bedroom with fitted wardrobes and its own en-suite shower room. The landing provides access to an airing cupboard for added storage. Completing this floor is a fourth bedroom, which could accommodate a single bed or serve as an ideal home office.

Externally, the property features a large south-facing rear garden with views overlooking the adjacent fields. The garden is primarily laid to lawn, complemented by a patio area, making it an excellent space for outdoor activities and entertaining. At the front, there is a driveway with space for one car and ample on-road parking for additional vehicles. The home is situated on a private road, adding to its quiet and family-friendly appeal.

This serene and versatile family home, with its spacious interiors, desirable location, and stunning outdoor spaces, offers a fantastic opportunity for its next owners. Don't miss out on making this exceptional property your own.



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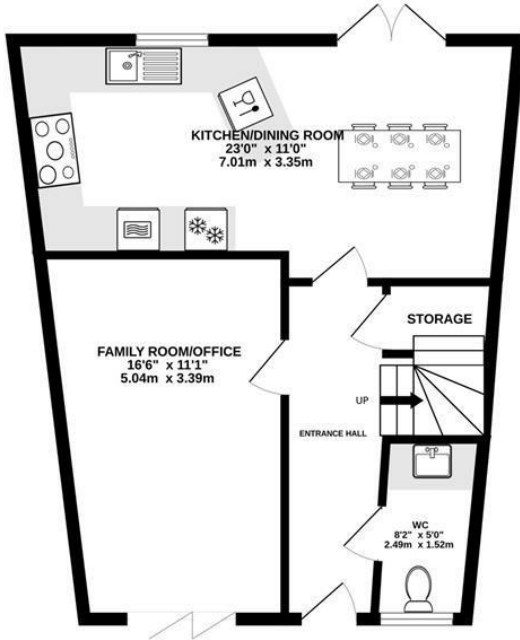
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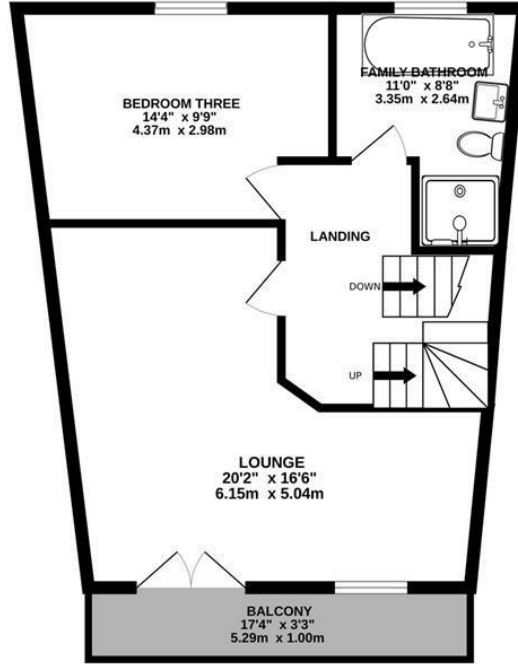
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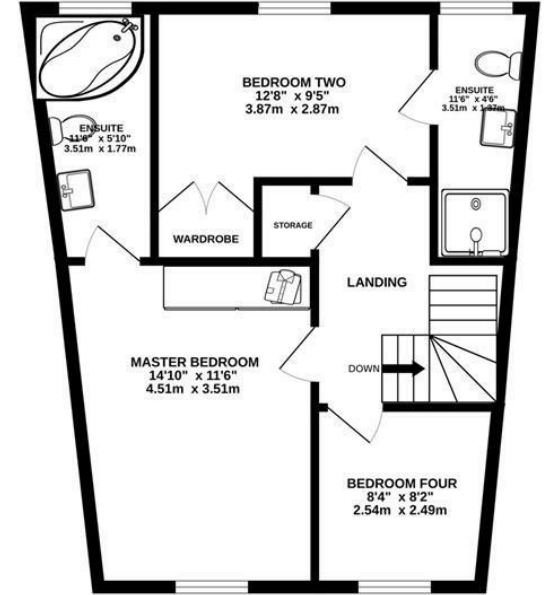
GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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		79	86
(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	

