



Hoyles Lane, Cottam, Preston

Offers Over £425,000

Ben Rose Estate Agents are pleased to present to market this well proportioned four-bedroom detached home, located on a generous corner plot in the highly sought-after area of Cottam, Lancashire. This fantastic property offers an ideal family home, combining spacious interiors with a prime location. Situated within a quiet and well-established residential area, the home is perfectly positioned for families, offering easy access to excellent local schools, parks, and nearby amenities. The property also benefits from superb travel links, convenient bus routes, and easy access to major motorways such as the M6 and M55, connecting you to Preston, Blackpool, and beyond.

Upon entering the home, you are welcomed into a bright reception hall, complete with a convenient WC. The spacious lounge, situated at the front of the property, features a stunning bay window that fills the room with natural light, along with a charming feature fireplace for cozy evenings. French doors lead into the dining room, a versatile space perfect for entertaining or family dining. The heart of the home is the open-plan kitchen/diner, which has an integrated dishwasher, ample worktop space, and room for a family dining table. Adjacent to the kitchen is a practical utility room offering through access to the integrated double garage. To the rear, a large conservatory provides a highly versatile living space, ideal as a playroom, home office, or additional lounge area, with views of the garden.

The first floor houses four generously sized bedrooms, each featuring fitted wardrobes for ample storage. The master bedroom is a true retreat, complete with a dressing area and a luxurious four-piece en-suite, including a bath. The remaining bedrooms are all spacious and perfect for children, guests, or even a home office. Completing the upstairs is a modern family shower room with a sleek and stylish design.

Externally, the property has a driveway with space for up to four cars, leading to the double garage with electric doors. The front garden is beautifully landscaped, with mature trees and shrubs offering added privacy. To the rear, the generous garden is a secluded space, featuring multiple seating areas, a central lawn, and a selection of fruit trees. A side yard with a shed adds additional practicality. This outdoor space is perfect for entertaining, gardening, or simply relaxing in the privacy of your own home. The property also benefits from having fully purchased solar panels, which generates passive income from a utility company which uses the energy.

This delightful family home offers a perfect blend of space, style, and location – an opportunity not to be missed.



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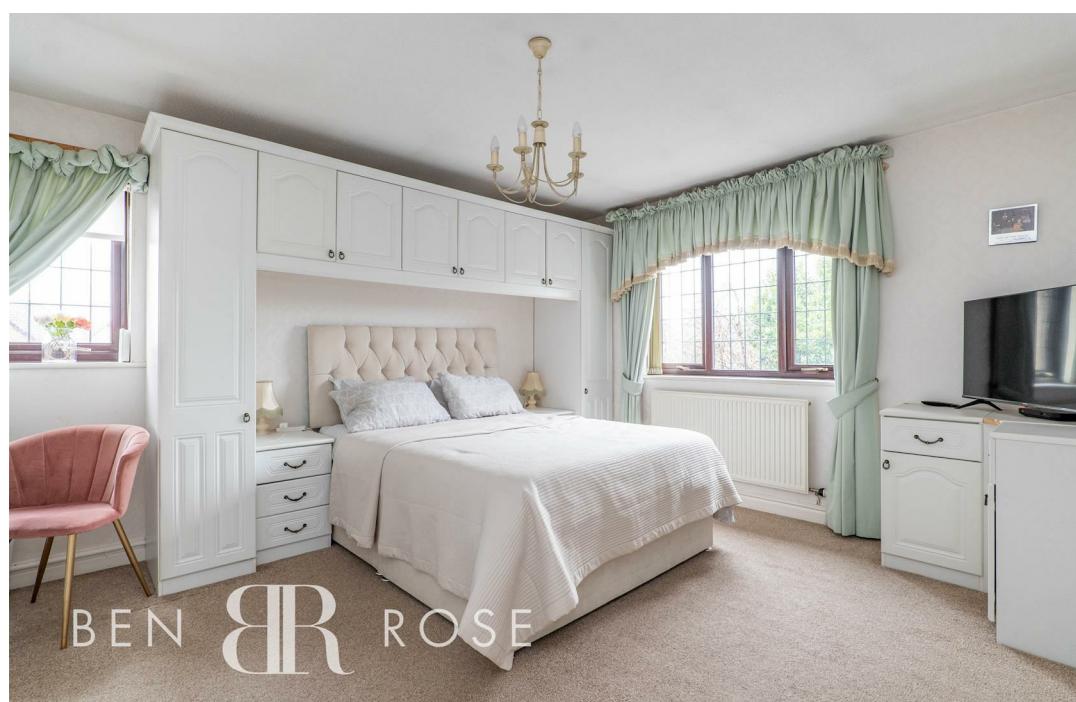
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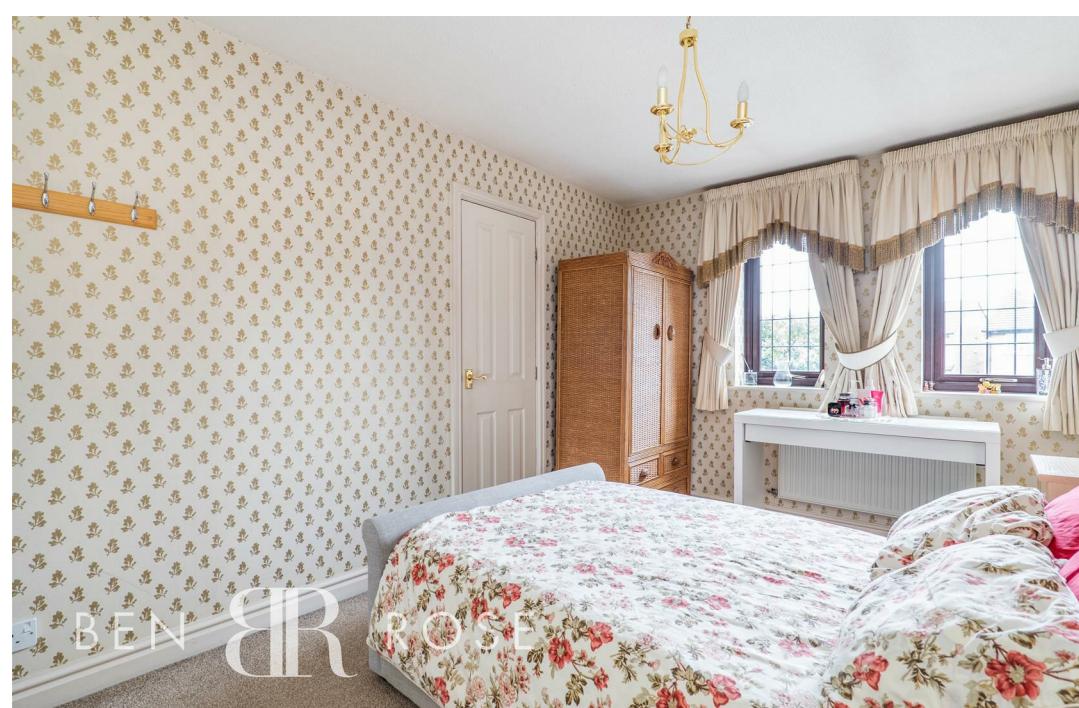
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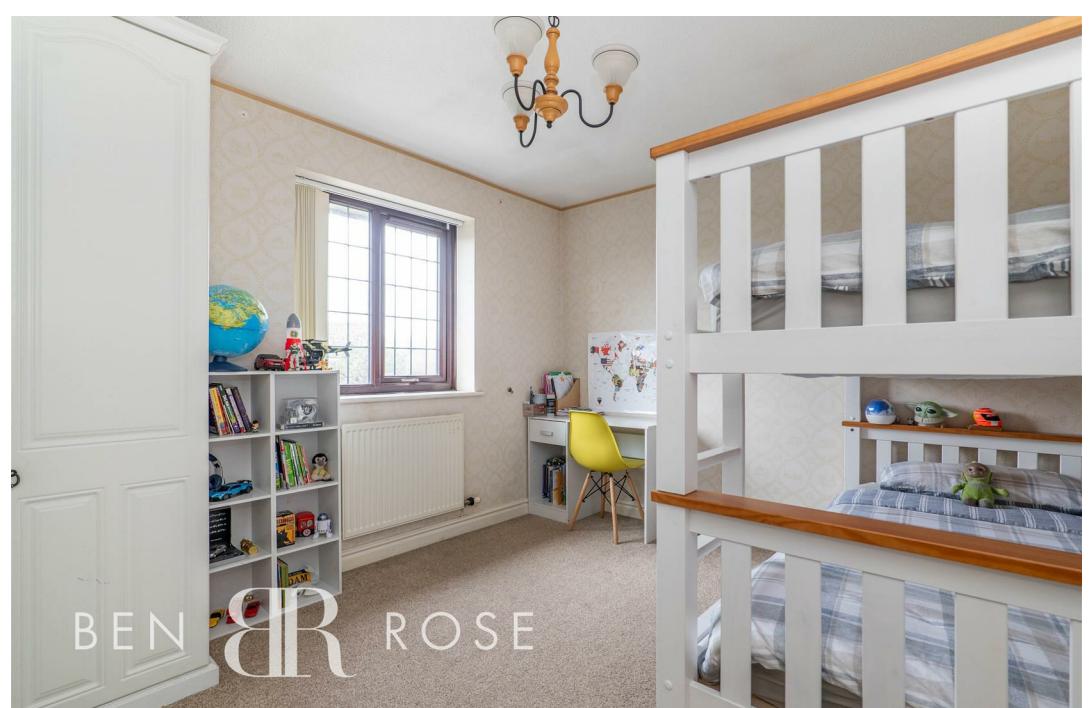
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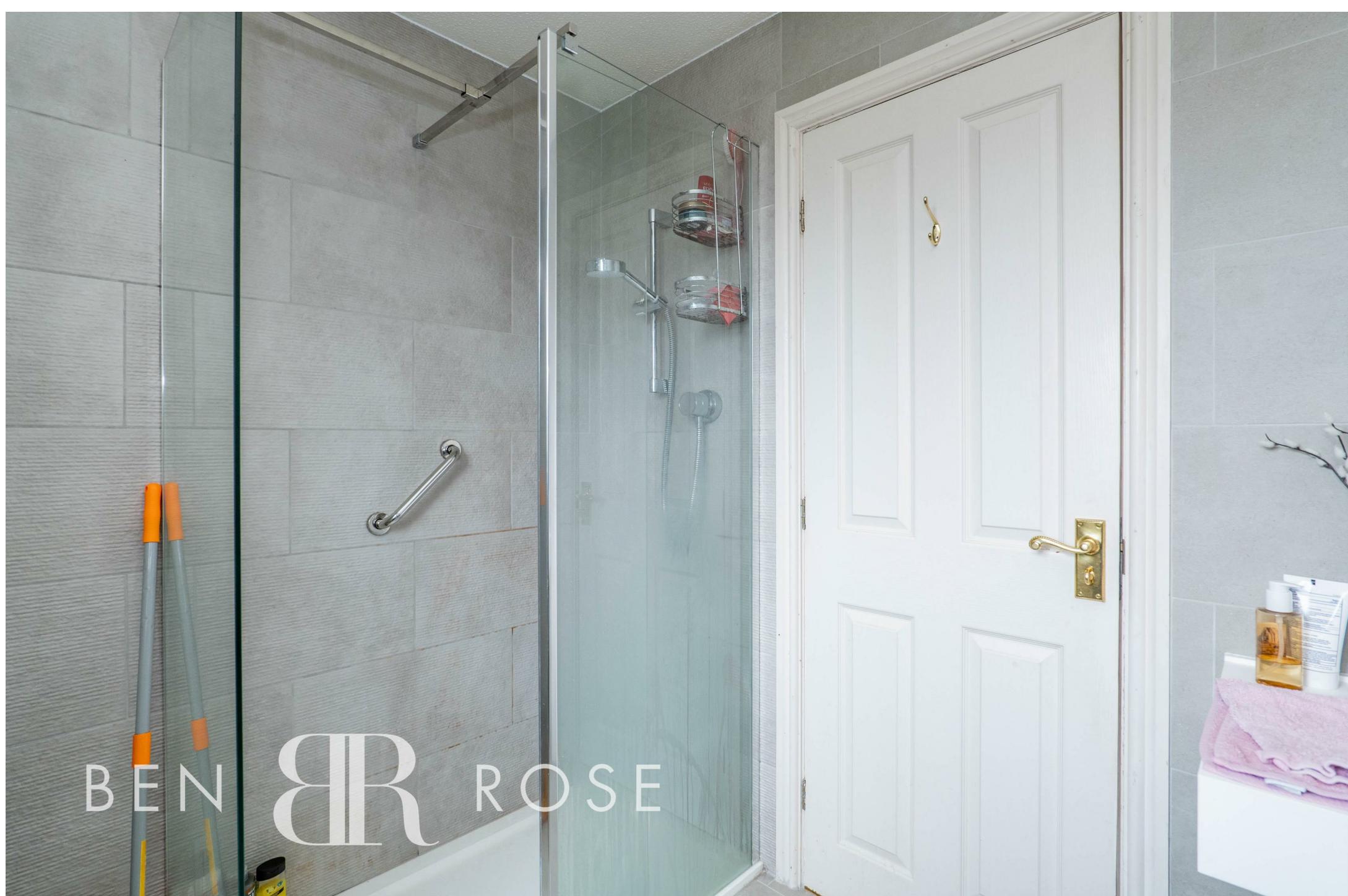
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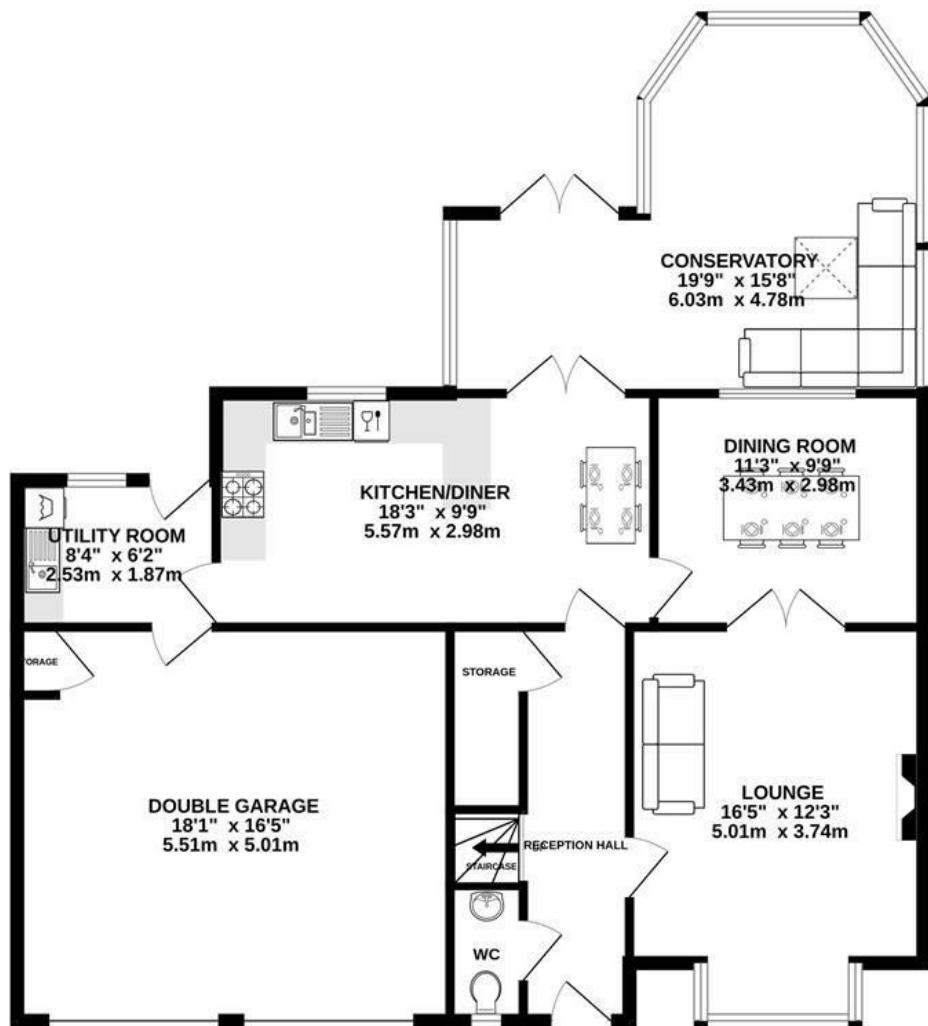
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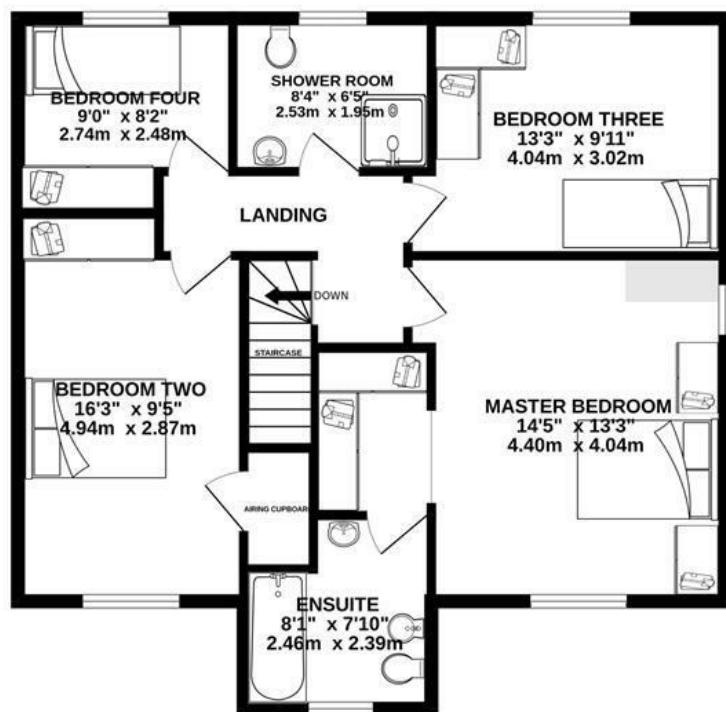
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GROUND FLOOR
1181 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



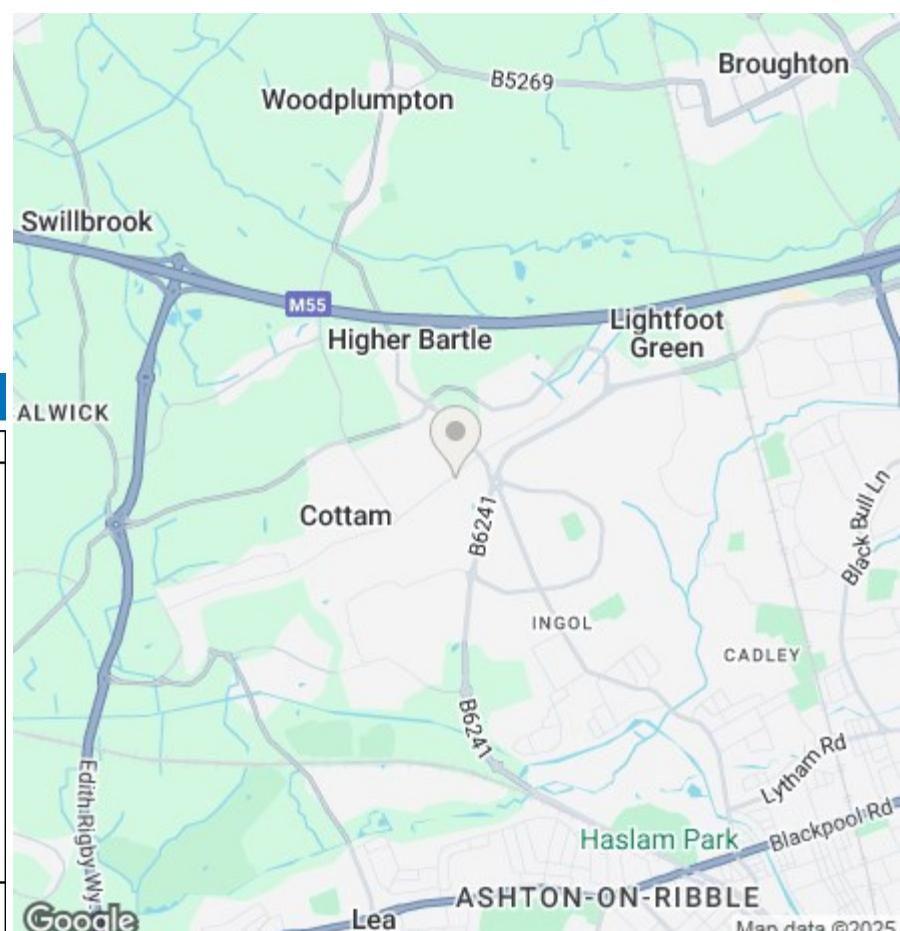
TOTAL FLOOR AREA : 1937 sq.ft. (179.9 sq.m.) approx.

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 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	