



## Greenfield Lane, Newton, Preston

**Offers Over £524,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, situated in the highly sought-after village of Newton, near Preston. Finished to an exceptional standard throughout, this impressive property offers generous and versatile living accommodation, perfectly suited to modern family life. The home enjoys a peaceful semi-rural setting whilst remaining conveniently close to a range of everyday amenities, shops and services in nearby Kirkham and Preston. Families will appreciate the selection of highly regarded local schools, whilst commuters benefit from excellent transport links via the M55 and M6 motorways, providing easy access across Lancashire and beyond. The surrounding area also offers an abundance of countryside walks, leisure facilities and attractions, creating an ideal balance between village living and modern convenience.

Upon entering, you are welcomed into a bright and spacious entrance hall with access to a convenient ground floor WC. To the front of the property is the inviting lounge, featuring dual-aspect windows that flood the room with natural light, alongside a charming feature fireplace with a log burner, creating a warm and cosy focal point.

Moving through the home, the stunning L-shaped open-plan kitchen, dining and living area forms the true heart of the property. Boasting a pitched ceiling with Velux windows, French doors opening onto the garden and a bespoke modern fitted kitchen complete with integrated appliances including a double oven, five-ring gas hob, dishwasher, wine cooler and a premium Quooker tap providing instant boiling, chilled and sparkling water, this impressive space is ideal for both everyday living and entertaining. A practical utility room sits just off the kitchen, leading through to a useful store room and providing internal access to the integral double garage. Further enhancing the quality and contemporary feel of the home, attractive Amtico Spacia flooring runs throughout the ground floor, creating a seamless and stylish finish.

The first floor offers a spacious landing leading to five well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes, air conditioning and a stylish en-suite shower room. Bedroom two is another excellent double bedroom with its own en-suite shower room, whilst bedrooms three and four are comfortable doubles. Bedroom five is currently utilised as a study, offering flexibility for home working or additional accommodation. Completing the first floor is a contemporary four-piece family bathroom featuring a walk-in shower and modern fittings.

Externally, the property enjoys excellent kerb appeal with an attractive L-shaped front garden incorporating lawned areas, mature shrubs and hedging. A driveway provides off-road parking for two vehicles and leads to the integral double garage. To the rear, the home boasts a large and secluded garden, beautifully landscaped with an extensive Indian sandstone patio, dedicated seating areas and a generous lawn surrounded by established plants, mature trees and shrubs. Enjoying delightful open views across the surrounding countryside, this exceptional outdoor space provides the perfect setting for relaxation, family gatherings and entertaining. Combining spacious accommodation, stylish interiors and a highly desi









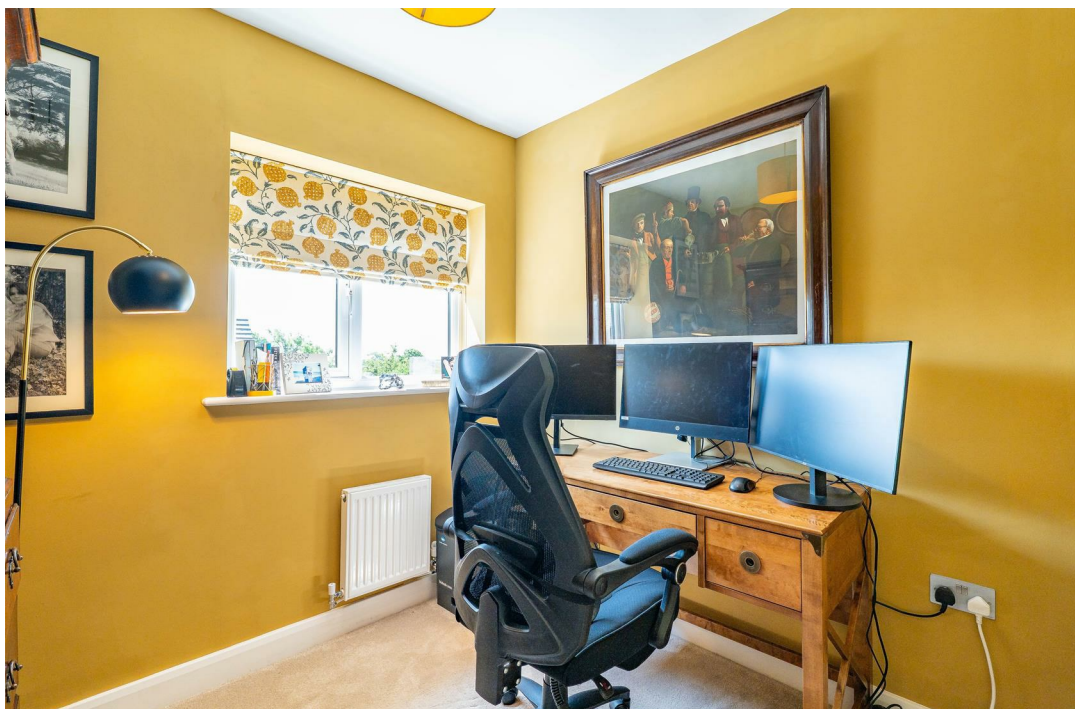












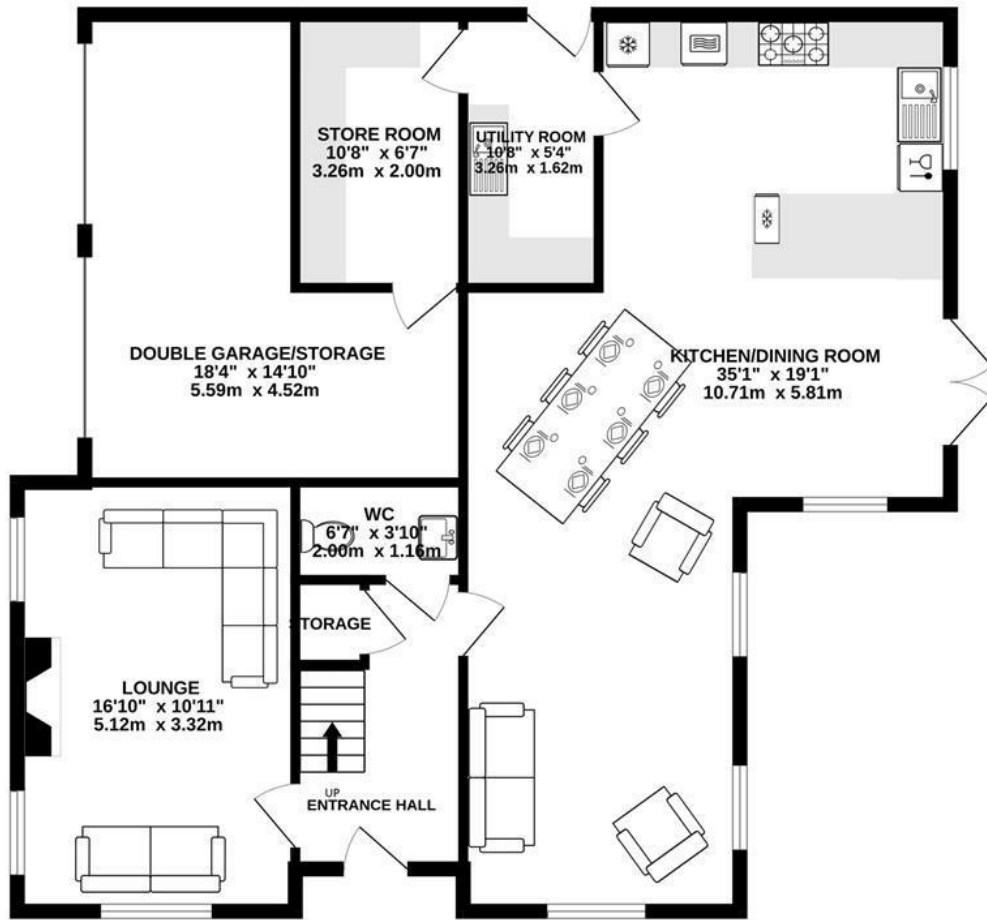




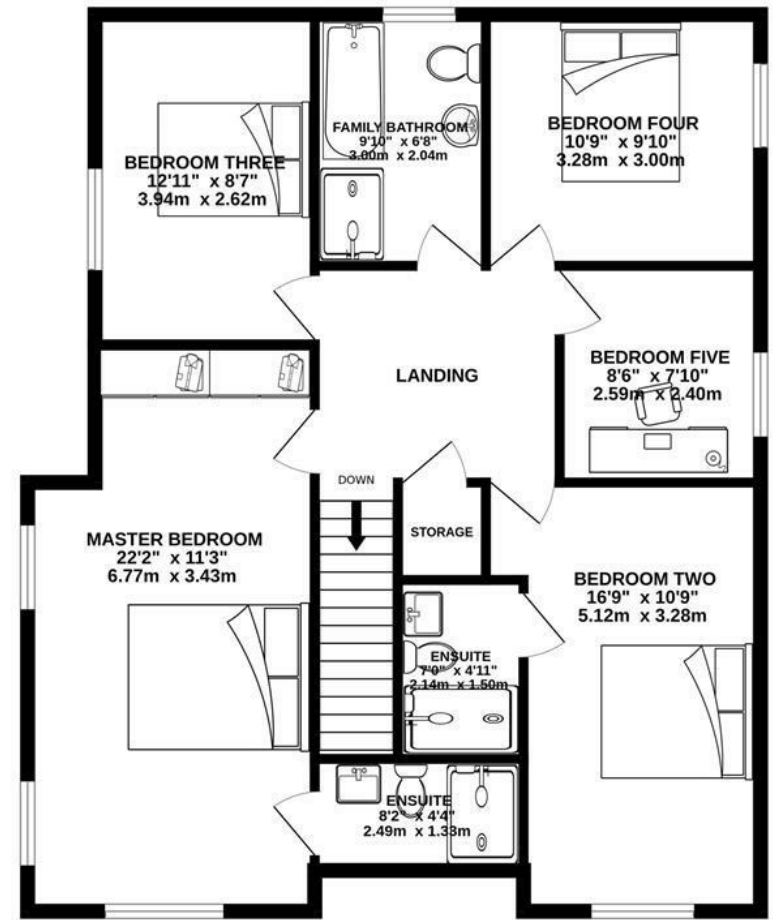




GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</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	