



Burstock Drive, Cottam, Preston

Offers Over £349,950

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached family home situated in the highly sought-after area of Cottam, Preston. Offering generous living accommodation throughout, modern finishes, and a fantastic layout ideal for growing families, this wonderful home combines comfort, practicality, and style. Benefitting from solar panels and a fitted alarm system, the property also enjoys a convenient position close to a range of local amenities including supermarkets, highly regarded schools, leisure facilities, and picturesque green spaces. Excellent transport links are nearby, with regular bus routes, easy access to Preston city centre, nearby railway stations, and convenient connections to the M55 and M6 motorways, making it ideal for commuters travelling across the North West.

Upon entering the property, you are welcomed into a bright entrance hall that provides access to the principal ground floor accommodation. To the front of the home is the spacious lounge, featuring a charming bay window that fills the room with natural light and creates a welcoming space to relax. Double doors lead seamlessly through to the impressive open-plan kitchen diner, forming the heart of the home. Finished to a modern standard, the kitchen benefits from multiple integrated appliances, ample worktop and storage space, and plenty of room for a family-sized dining table, making it perfect for both everyday living and entertaining. Completing the ground floor is a convenient WC and staircase leading to the first floor.

To the first floor, the landing provides access to four generously sized double bedrooms, offering excellent flexibility for families, guests, or those working from home. The spacious master bedroom enjoys the added luxury of a modern en suite shower room, whilst the remaining bedrooms are all well-proportioned and served by a contemporary three-piece family bathroom. Additional built-in storage further enhances the practicality of this floor.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles, alongside an additional parking space located directly opposite the property. There is also access to the integral garage, which benefits from both electricity and lighting, offering excellent storage or workshop potential. A small front garden with mature flower beds creates an attractive first impression. To the rear, the enclosed garden provides a fantastic outdoor space for the whole family to enjoy, featuring a good-sized lawn, several paved seating areas ideal for outdoor dining and entertaining, well-stocked flower beds, and surrounding fencing for privacy. Combining generous living space, modern features, excellent parking provision, and a highly desirable location, this is a superb family home that must be viewed to be fully appreciated.







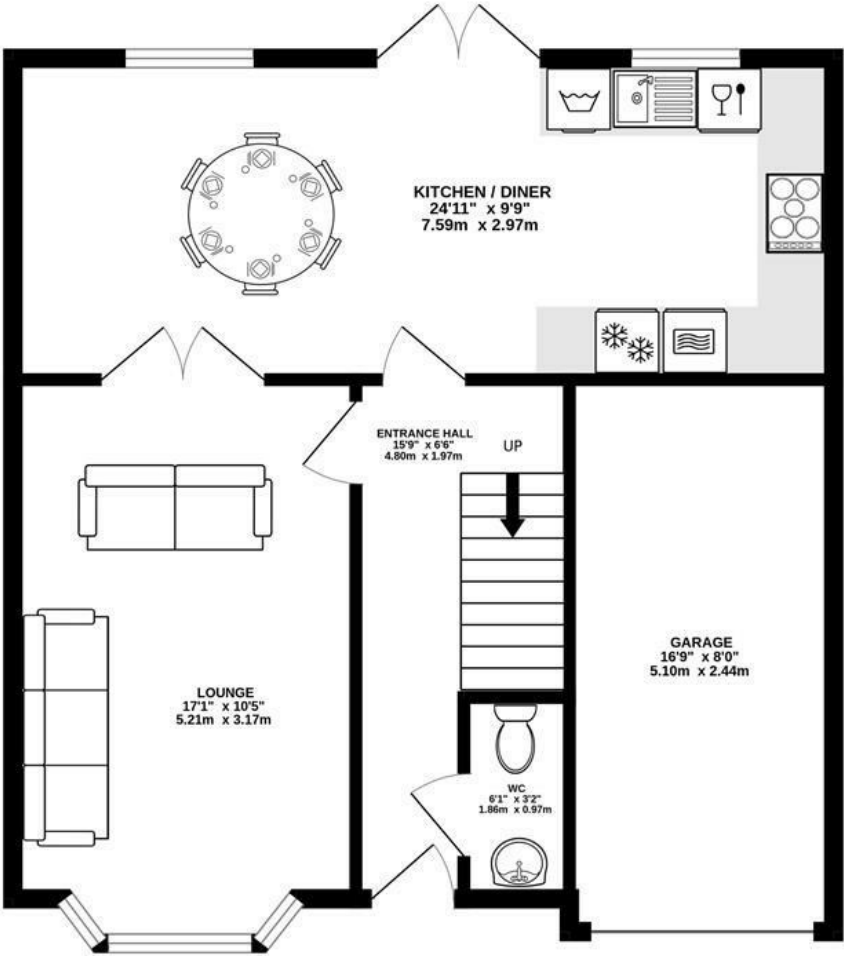




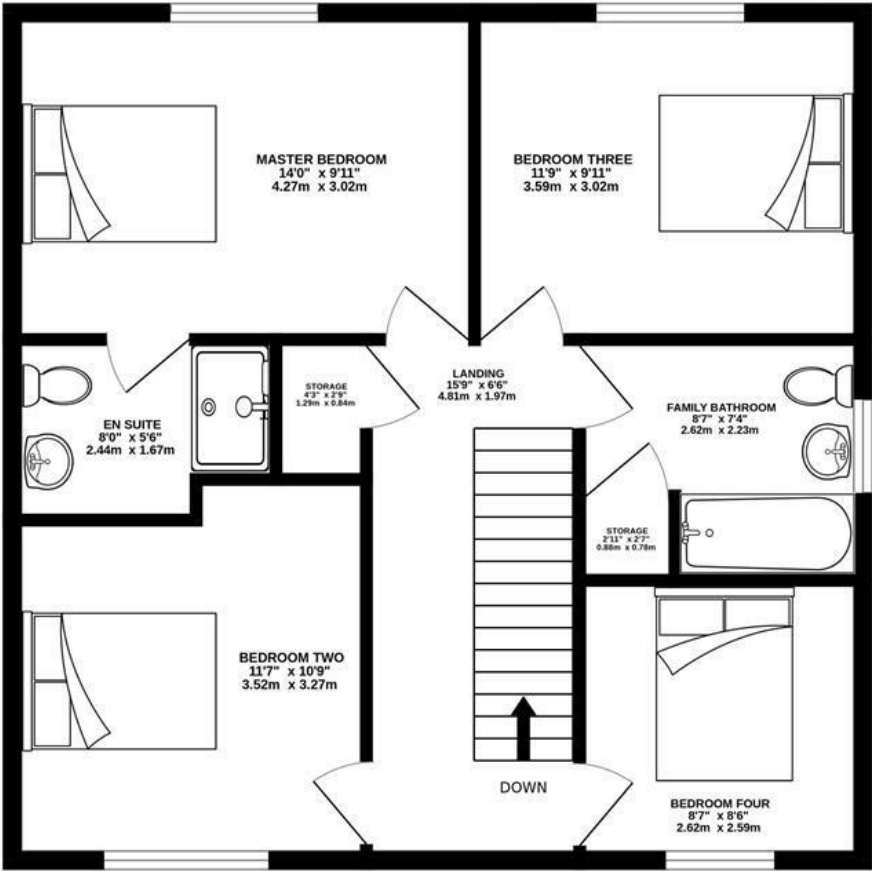


BEN ROSE

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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		
(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	

