



## Rockburgh Crescent, Walmer Bridge, Preston

Offers Over £374,950

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious four-bedroom detached home, ideally situated in the highly sought-after village of Walmer Bridge. Perfectly tailored for family living, this beautifully presented property offers generous and versatile living space throughout, while enjoying a prime position just a short drive from Preston city centre and the surrounding towns and villages. It sits within the catchment area for several well-regarded schools, and its location also benefits from excellent transport links, with easy access to local bus routes as well as the nearby M6 and M65 motorways—making it a superb choice for commuters. Early viewing is highly recommended to avoid disappointment.

Stepping inside, you're welcomed by a spacious entrance hall that flows effortlessly into the main areas of the home. The lounge spans the full length of the property, creating a warm and inviting space complete with a cosy electric fireplace, a dual aspect layout for ample sunlight comprising a large front facing bay window and patio doors that open directly onto the rear garden—perfect for both relaxing and entertaining.

Returning through the hall, you'll find a generously sized and modern kitchen and breakfast room, beautifully appointed with ample wall and base units, integrated appliances, and a breakfast bar that comfortably seats four. Dual aspect windows flood the space with natural light, enhancing its open and airy feel. From the kitchen, there's access to a substantial utility room offering additional worktop space, a sink, and plumbing for both a washing machine and dryer. Within the utility is a handy downstairs WC, along with an exterior door leading out to the garden. The kitchen also connects to a well-proportioned dining room at the front of the home, easily accommodating a large family dining table—ideal for hosting meals and gatherings.

Upstairs, the home continues to impress with four spacious double bedrooms, including a master bedroom complete with fitted wardrobes. The accommodation is completed by a stylish three-piece family bathroom with an over-the-bath shower.

Outside, the rear garden offers an idyllic retreat, with a generous lawn and a decked area perfect for outdoor seating and summer barbecues. The garden is fully enclosed with tall fencing for added privacy and enjoys an open aspect to the rear with scenic views over adjoining fields. The front of the property is equally well-maintained, featuring a neat lawn bordered by mature shrubs and plants, as well as a large driveway providing off-road parking for up to four vehicles. Additional practical benefits include a newly fitted roof and a fully boarded loft, offering extra storage potential.

This is a spacious and well-appointed family home in a desirable village setting, combining modern comforts with generous living areas, excellent outdoor space, and superb connectivity—making it a truly attractive opportunity for those seeking the perfect place to call home.



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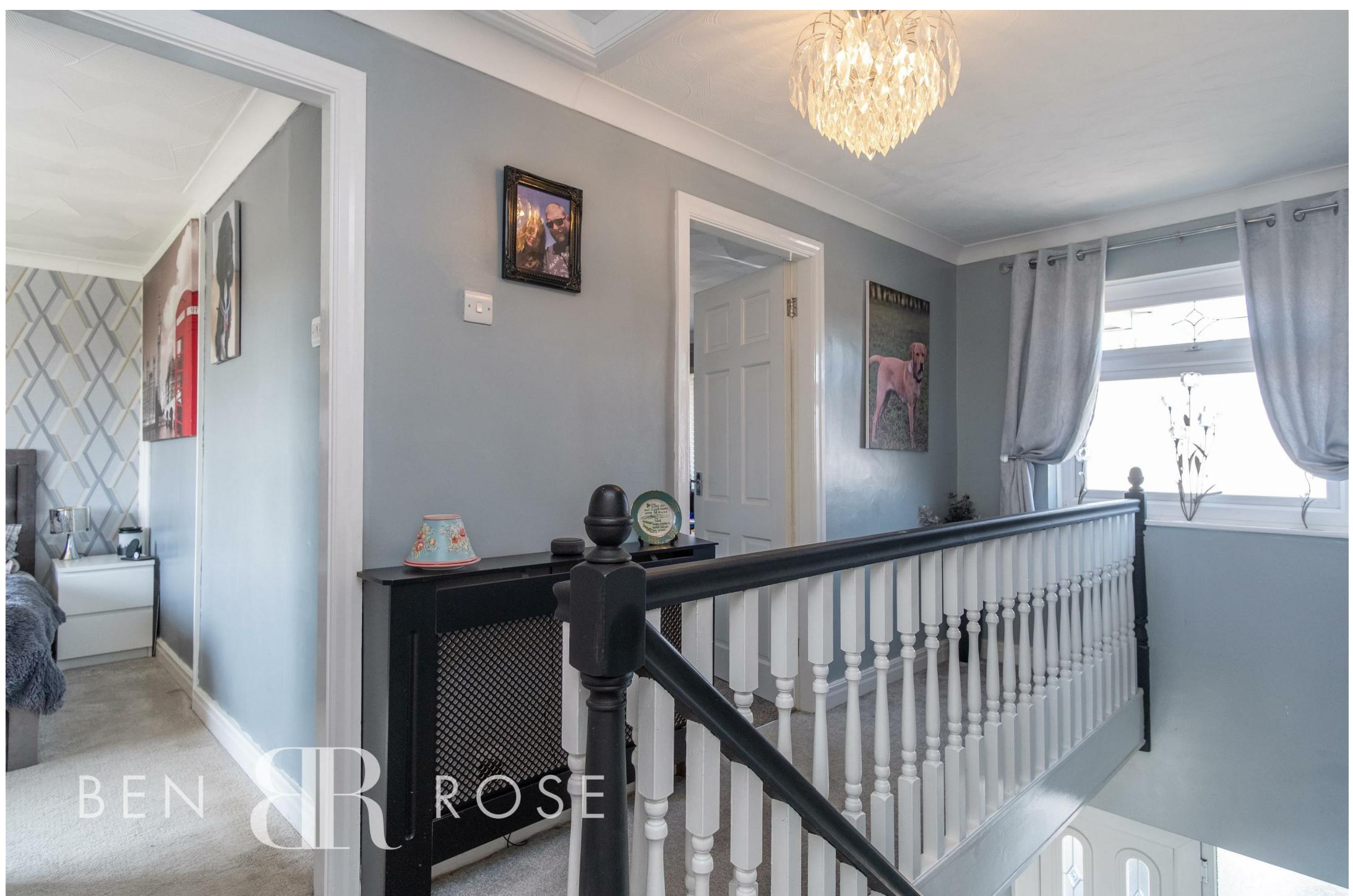
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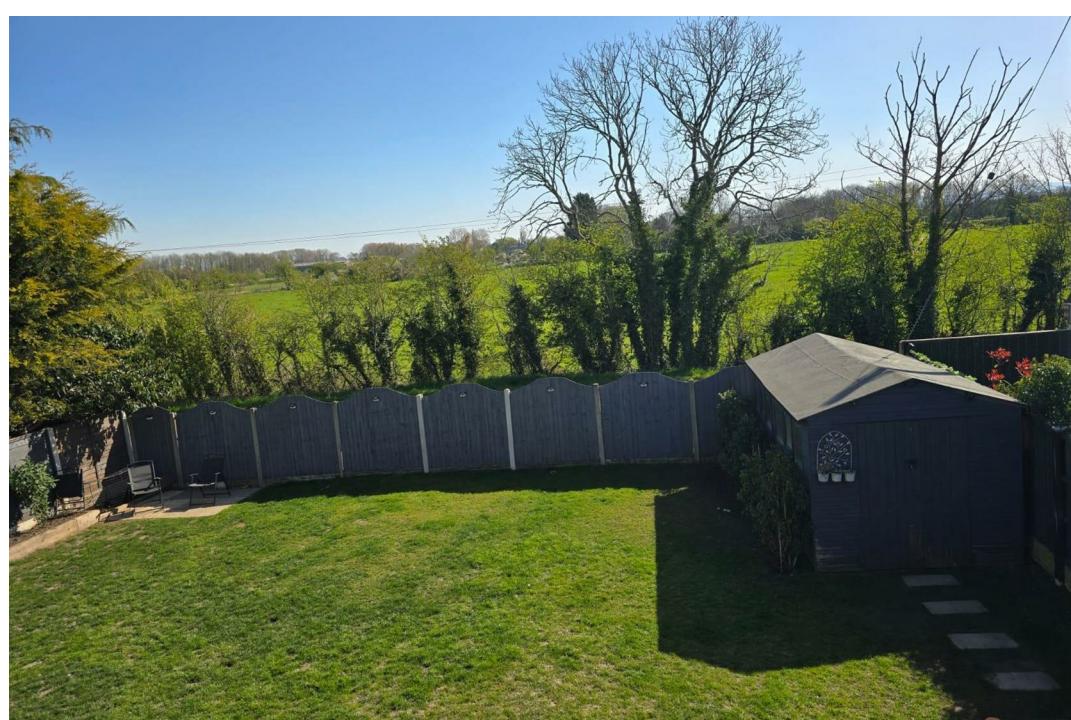
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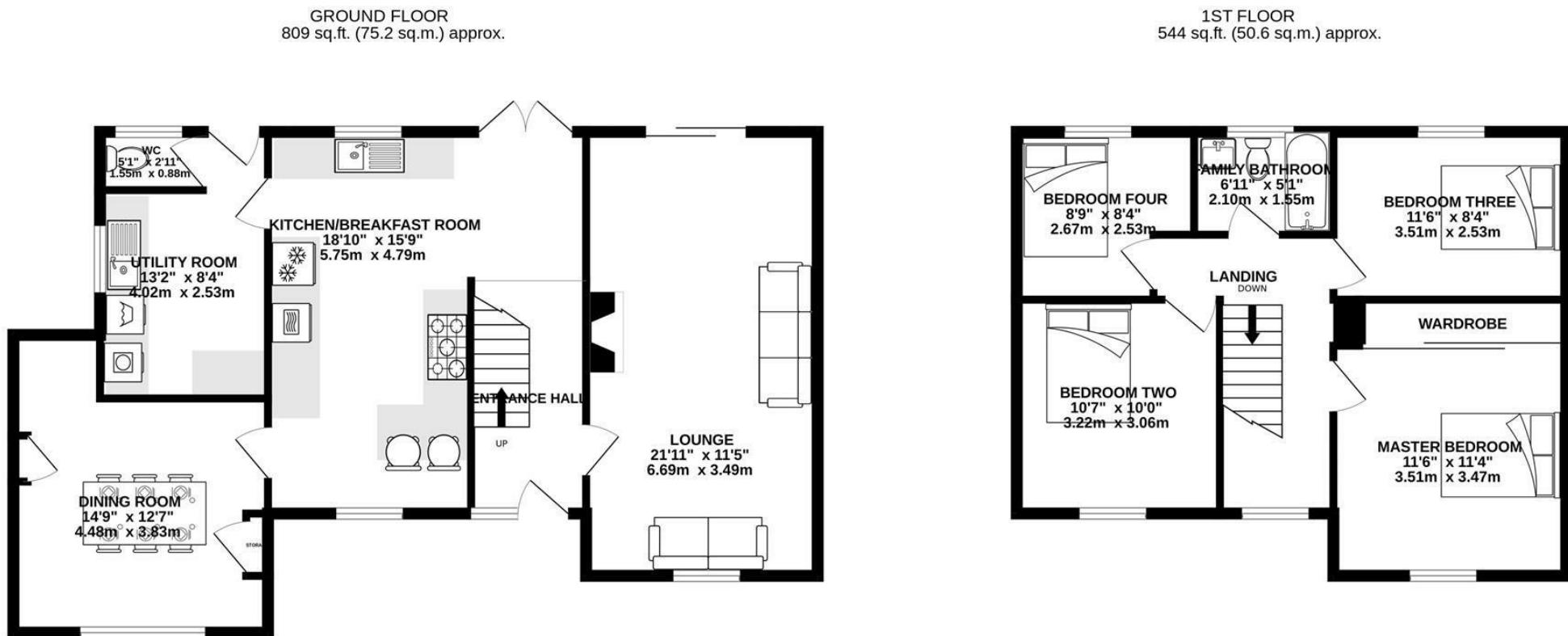
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TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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)	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

