



Sandpiper Way, Cottam, Preston

Offers Over £314,950

Ben Rose Estate Agents are pleased to market this beautifully presented four-bedroom detached family home, located on a brand new estate in Cottam, Preston. Ideal for families, this spacious property offers the perfect balance of modern living with stylish interior design and with no chain, provides stress free move. The home is situated close to local amenities, including shops, schools, and restaurants, with excellent travel links nearby. The M6 and M55 motorways are just a short drive away, providing easy access to Preston, Blackpool, and surrounding towns.

Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. To the right, a downstairs W.C adds to the convenience of the property. Also to the right is a spacious yet cosy lounge, featuring a large front facing window and patio doors to the garden that fills the room with natural light. Continuing through the hallway, you enter the modern open-plan kitchen and dining area, which is truly the heart of the home. The kitchen boasts integrated appliances, including a large fridge freezer, dishwasher, and a gas hob. The room is beautifully lit, and the open plan nature creates an airy and inviting space. Situated off from the kitchen you'll find a practical utility room with a worktop and space for freestanding appliances.


Moving up to the first floor, the landing provides access to four generously sized bedrooms. The master bedroom benefits from a stylish three-piece en-suite offering privacy and convenience. The modern three piece family bathroom completes this floor.

Externally, the property features a driveway with space for several cars, as well as a large garage, providing additional parking or storage options. To the rear, the large, private garden offers another fantastic space, with a paved seating area perfect for summer evenings.

This beautiful family home offers space, style, and convenience, making it a fantastic opportunity for those seeking a modern home in a quiet, well-connected location.





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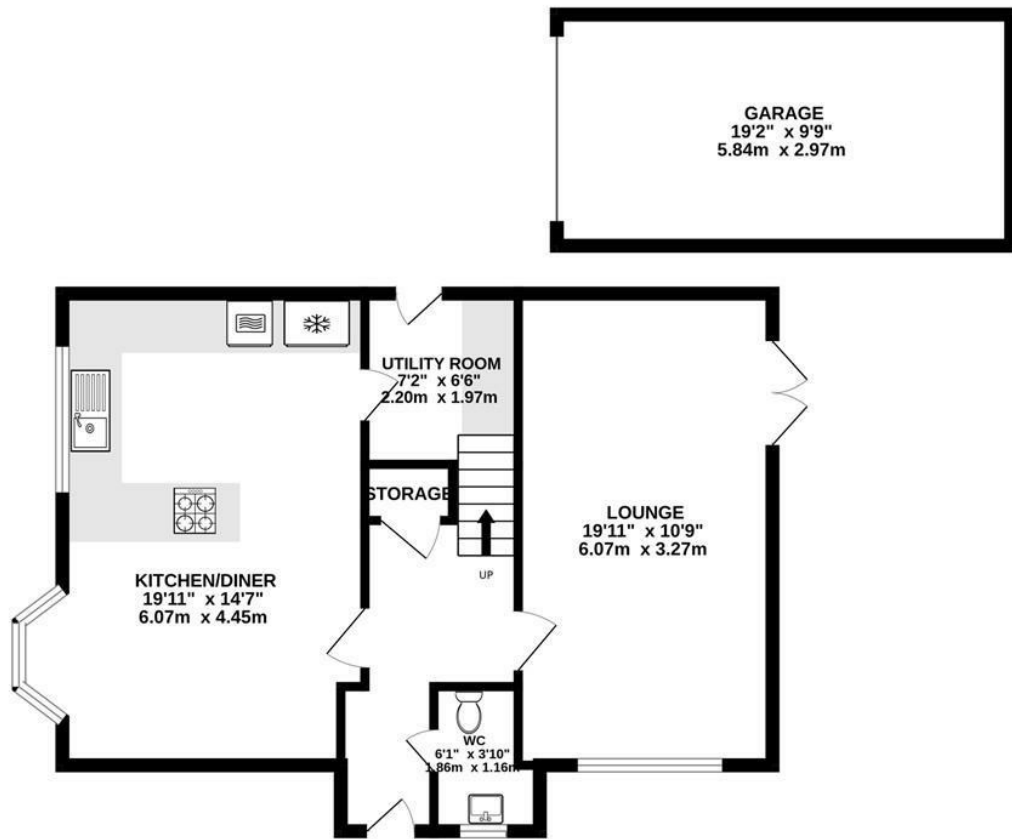




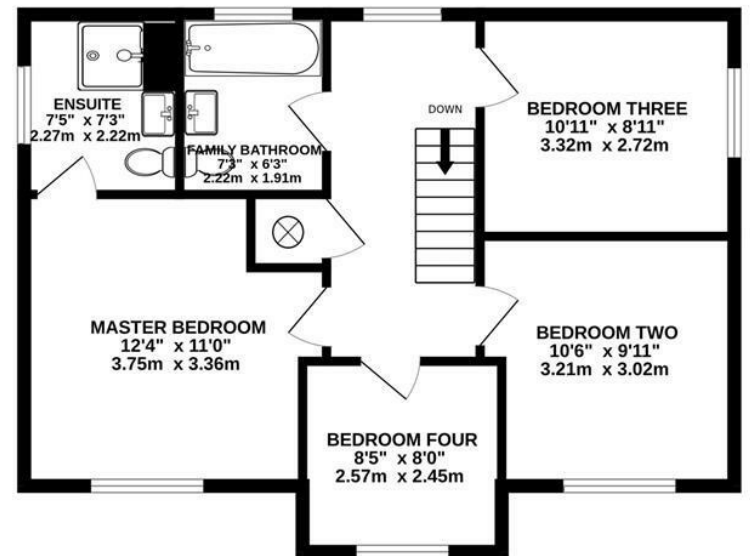




GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.

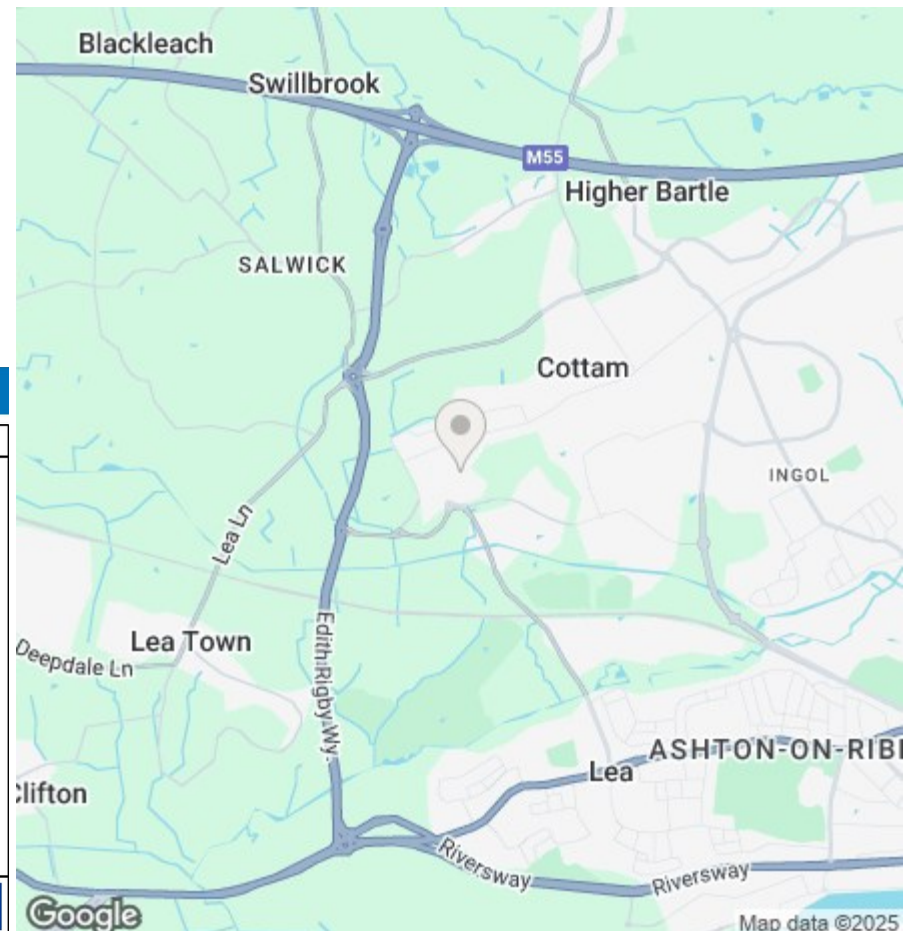


TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

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		94
(81-91) B	84	
(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 (CO₂) 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	