BEN ROSE

Blythe Road, Lightfoot Green, Preston — Offers Over £449,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated in the highly sought-after area of Lightfoot Green, Preston. This spacious and modern property is ideal for growing families, offering generous living accommodation throughout with a versatile layout. Positioned within a quiet residential setting, the home benefits from excellent access to a range of local amenities including well-regarded schools, shops, and leisure facilities. For commuters, there are convenient transport links nearby with easy access to the M6 and M55 motorways, regular bus routes, and Preston train station just a short drive away, providing direct connections to major cities such as Manchester, Liverpool, and London.

Upon entering the home, you are welcomed by an inviting entrance hall that sets the tone for the rest of the property. From here, you'll find access to a spacious lounge featuring a charming bay window that allows plenty of natural light to flow through, creating a warm and relaxing environment. Adjacent is a versatile office space, also benefitting from a bay window, which could alternatively be used as a formal dining room or playroom depending on your needs. The ground floor also includes a convenient WC and staircase leading to the first floor. To the rear of the property lies the true heart of the home – a stunning open plan kitchen, dining, and family area. This expansive space is flooded with natural light and offers excellent flexibility for both everyday living and entertaining. The modern kitchen is fitted with sleek cabinetry, a range of integrated appliances, and is complemented by a separate utility room for added practicality. The property also benefits from solar panels, improving energy efficiency and helping to reduce running costs.

Moving upstairs, the first-floor landing provides access to four well-proportioned bedrooms, making this home ideal for family living. The master bedroom enjoys the added luxury of a private en suite, while the remaining bedrooms are all generously sized and can accommodate a variety of furnishings. Completing this floor is a contemporary family bathroom, finished to a high standard and designed to serve the needs of a busy household.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles along with access to a garage for additional storage or secure parking that has electricity and an electric car charger. Completing the front is an astroturf lawn accompanied by mature bushes. The rear garden is generously sized and has been thoughtfully designed to be low maintenance, featuring a combination of paved areas and walkways, a raised decking area ideal for outdoor seating and entertaining, as well as astroturf for year-round usability. A standout feature is the charming summer house, perfect for relaxing or hosting during the warmer months. This exceptional home combines space, style, and a prime location, making it a fantastic opportunity for families looking to settle in a desirable area of Preston.

LG
ThinQ
TEA
Sugar

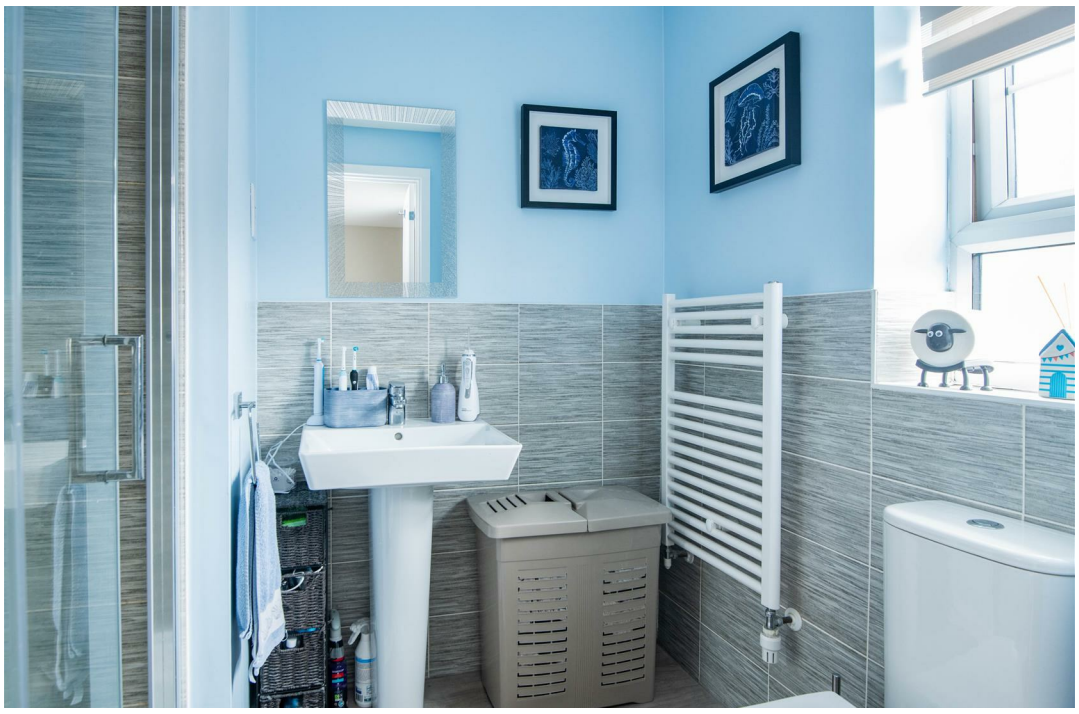
biscuits
before bed

morphy richards
Hotpoint
indesit

Grandparents

Love

LOVE



LOBSTER CO.

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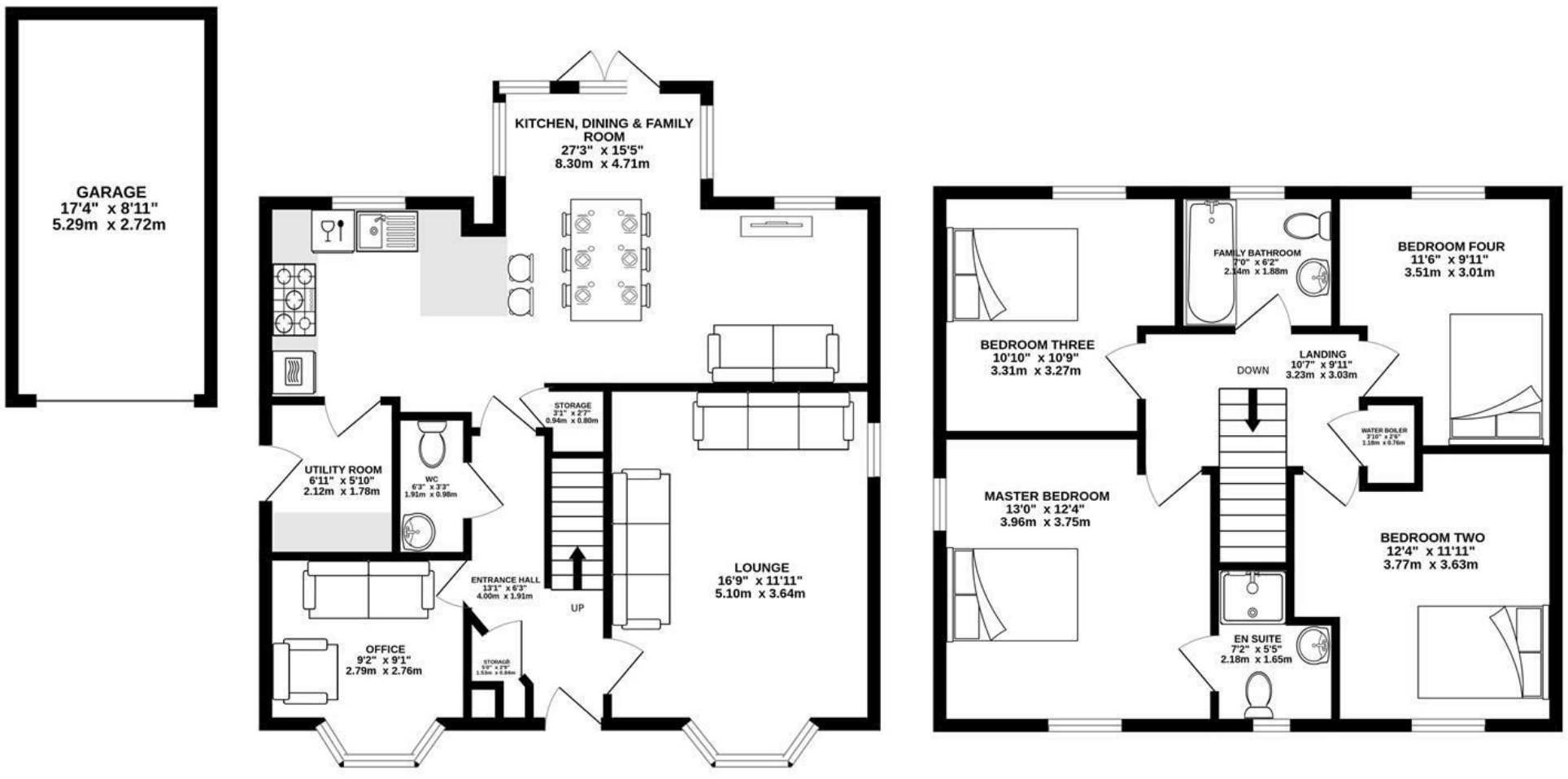
GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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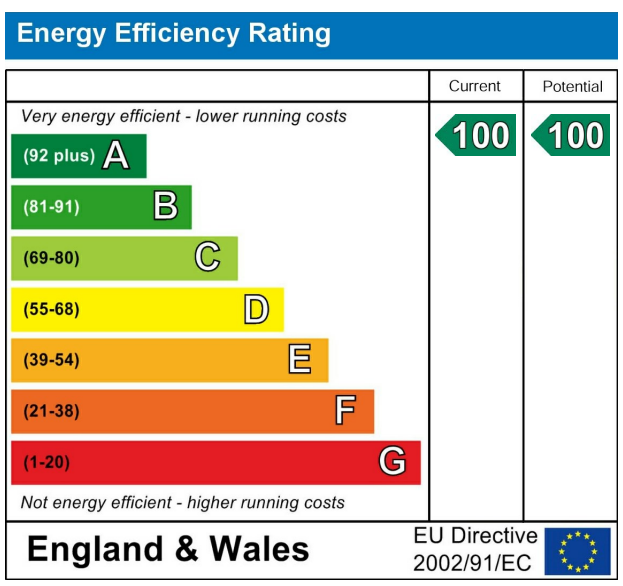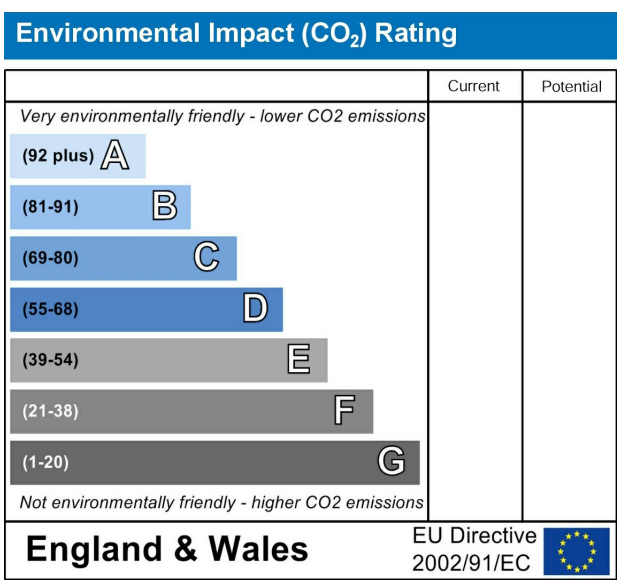
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