



## Hornbeam Drive, Cottam, Preston

**Offers Over £259,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, situated within the highly desirable residential area of Cottam. Offering modern and well-maintained accommodation throughout, this attractive home is perfectly suited to growing families seeking a property that is ready to move straight into. The home enjoys a practical layout, generous living spaces and a superb south-facing rear garden, ideal for modern family living. Cottam continues to be one of Preston's most popular residential locations, benefiting from excellent local amenities including highly regarded schools, supermarkets, shops, parks and leisure facilities. The property also offers convenient access to nearby Preston city centre, whilst excellent transport links include regular bus services, nearby railway stations at Preston and Lea Road, and straightforward access to the M55, M6 and M61 motorways, making commuting throughout Lancashire and beyond exceptionally convenient.

Upon entering the home, you are welcomed into a bright and airy reception hall featuring attractive vinyl plank flooring, with the staircase positioned ahead and access to the principal ground floor accommodation. To the left, the spacious lounge enjoys a large front-facing window that allows plenty of natural light to fill the room, creating a comfortable and inviting setting for relaxing with family. Continuing through the hallway, you will find a convenient under stairs WC finished with matching vinyl plank flooring. To the rear of the property sits the generously sized kitchen diner, undoubtedly the heart of the home. This impressive space provides ample room for family dining and entertaining, whilst the modern fitted kitchen benefits from a range of integrated appliances and a practical breakfast bar. Sliding patio doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living spaces.

Moving to the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation for families of all sizes. The principal bedroom benefits from its own private en-suite shower room, offering added comfort and convenience. The remaining bedrooms are served by a modern family bathroom featuring attractive tiled flooring and an overhead shower, completing the first-floor accommodation.

Externally, the property continues to impress with a brick-paved driveway to the front providing off-road parking for up to two vehicles and leading directly to the entrance door. To the rear, the generous south-facing garden offers an excellent outdoor space for families to enjoy throughout the year. Predominantly laid to lawn with attractive borders, the garden also features a substantial paved seating area spanning the width of the property, perfect for outdoor dining and entertaining, alongside an additional paved seating area tucked away in the far corner, providing a peaceful spot to relax. Combining stylish presentation, spacious accommodation and a highly sought-after location, this fantastic family home presents an excellent opportunity and early viewing is highly recommended.















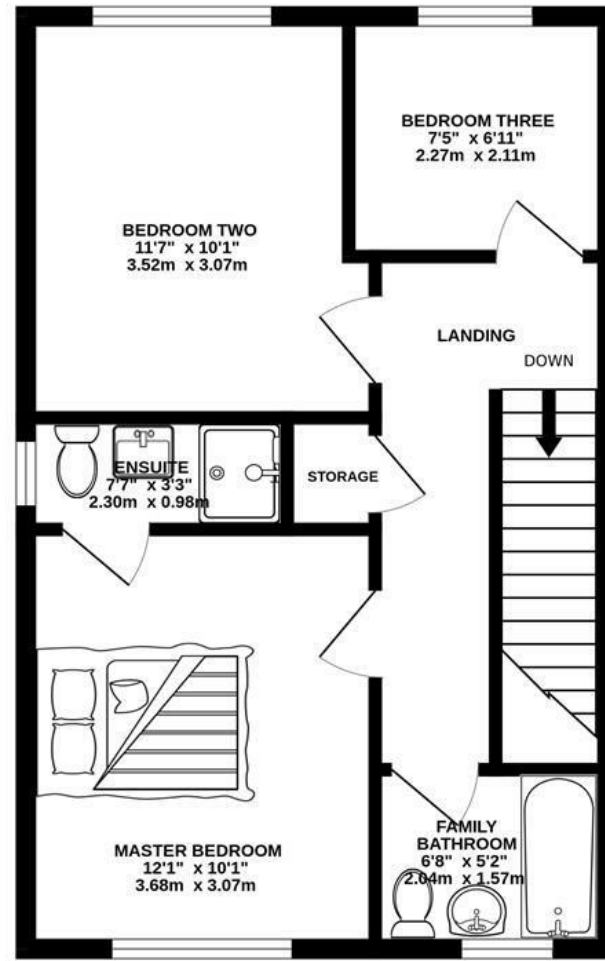
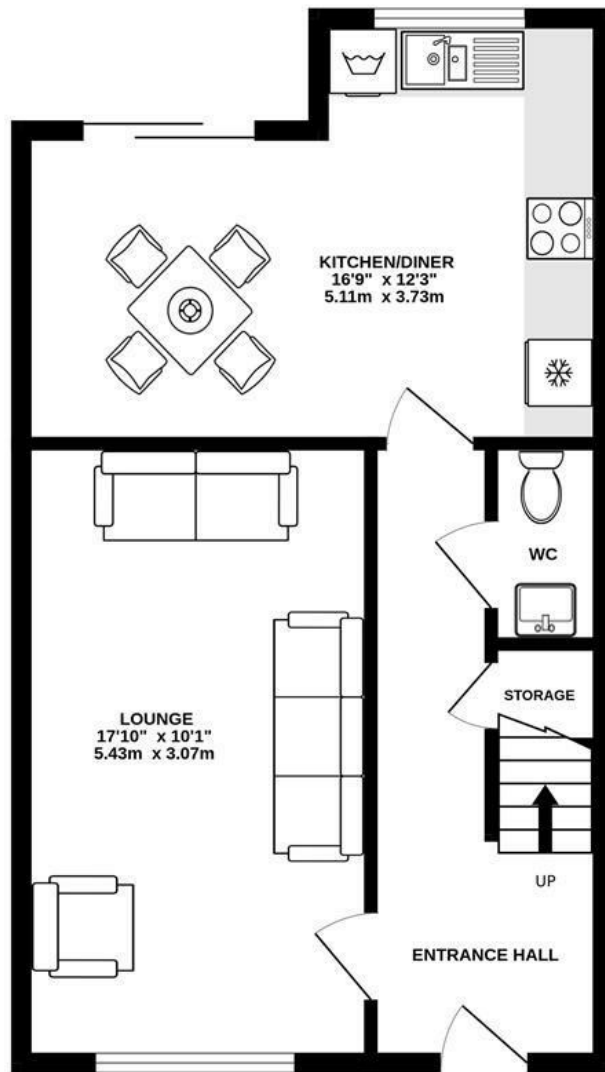






GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.

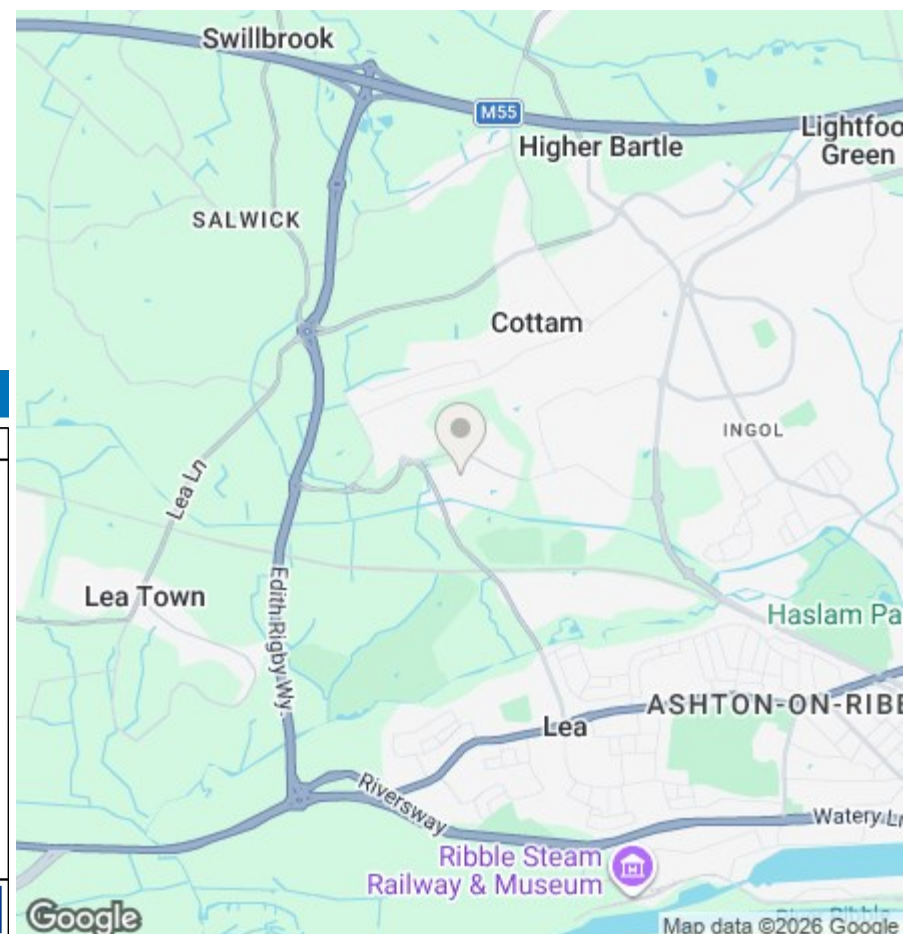
1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.1 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) <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 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	