



Sandpiperway, Cottam

Offers Over £325,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, occupying a desirable corner plot in the highly sought-after area of Cottam, Preston. Offering generous and versatile accommodation across two floors, this impressive property has been thoughtfully designed with modern family living in mind, combining spacious reception areas with four excellent-sized double bedrooms and attractive gardens. Cottam is a popular residential area known for its blend of modern amenities, green open spaces and convenient access to Preston city centre. Families are well served by a selection of schools, local shops, supermarkets, cafés and leisure facilities, whilst Cottam Hall Park and the surrounding countryside provide excellent opportunities for walks and outdoor recreation. The property is also ideally placed for commuters, with regular bus services providing links into Preston and excellent road connections via the M6 and M55. Preston railway station is within easy reach for wider rail connections across the North West and beyond, while plans for Cottam Parkway are intended to provide an additional local rail connection in the future.

Entering the home, the porch leads into a welcoming entrance hall, providing access to the kitchen, lounge and useful ground floor WC. The lounge is a particularly well-proportioned reception room, offering plenty of space for comfortable family seating and benefiting from double doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. The kitchen forms the true heart of the home, providing a modern and highly practical setting for everyday family life. Multiple windows, including an attractive bay window, allow plenty of natural light to fill the room, whilst the modern cabinetry provides ample storage and is complemented by a range of integrated appliances. A breakfast bar creates an ideal spot for informal dining, while there is also sufficient space for a family dining table, making this a wonderfully sociable room. A useful adjoining utility room provides further practical space and completes the ground floor accommodation.

Heading upstairs, the landing provides access to all four generously proportioned double bedrooms, offering excellent flexibility for a growing family, visiting guests or those requiring dedicated space for working from home. The master bedroom is particularly impressive, boasting excellent proportions and the considerable benefit of its own shower en-suite, providing a private and convenient retreat. The remaining three bedrooms are also excellent sizes, giving the property a level of versatility that is increasingly sought after by modern families. There is also a contemporary three-piece family bathroom, conveniently positioned to serve the remaining bedrooms and completing the internals is a floor boarded attic space with shelving and pull down ladders adding to this homes storage solutions.

Externally, the property occupies an attractive corner plot, with a driveway to the side providing parking for multiple vehicles and leading to the detached garage. The front and side gardens are predominantly well-maintained lawn, with paved pathways providing access around the property and adding to the home's attractive kerb appeal. To the rear, the garden offers an excellent family-friendly space enclosed by fencing, with a combination of lawn and paved areas providing plenty of room for children to play, outdoor furniture and summer entertaining. Overall, this is a superb family home offering generous four-bedroom accommodation, excellent living spaces, a detached garage and attractive gardens, all complemented by a desirable Cottam location with convenient access to local amenities, green spaces, Preston city centre and excellent transport links.



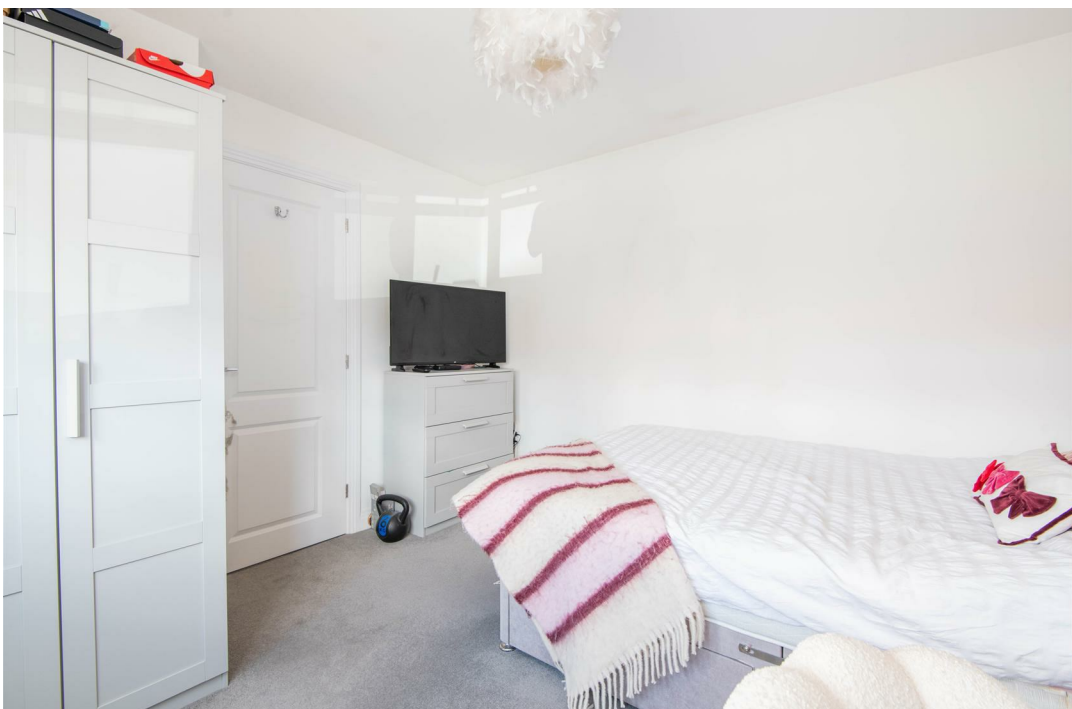












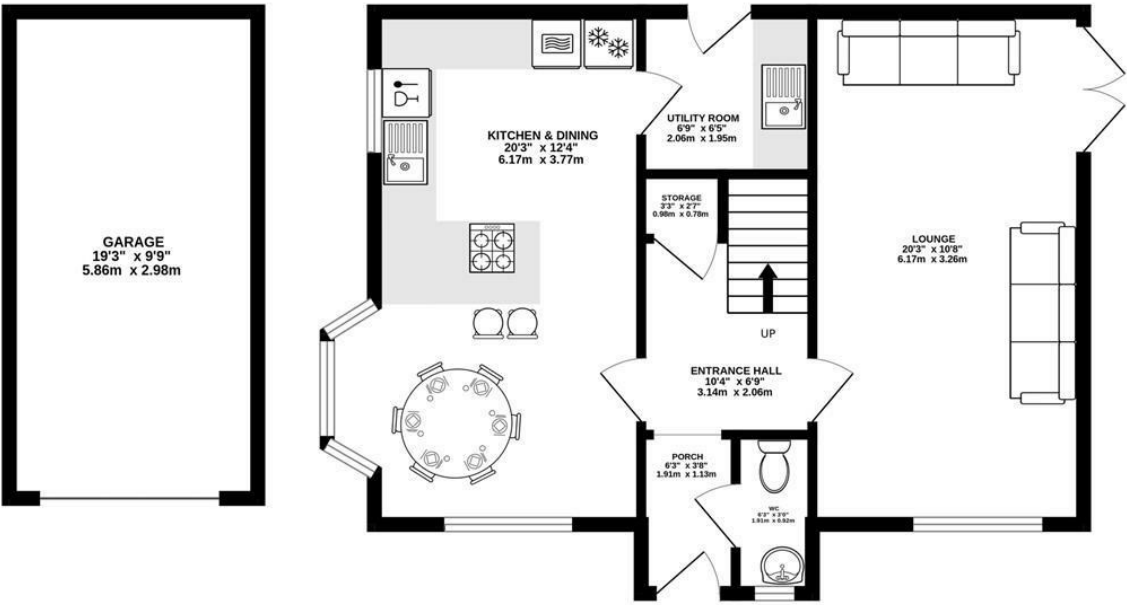




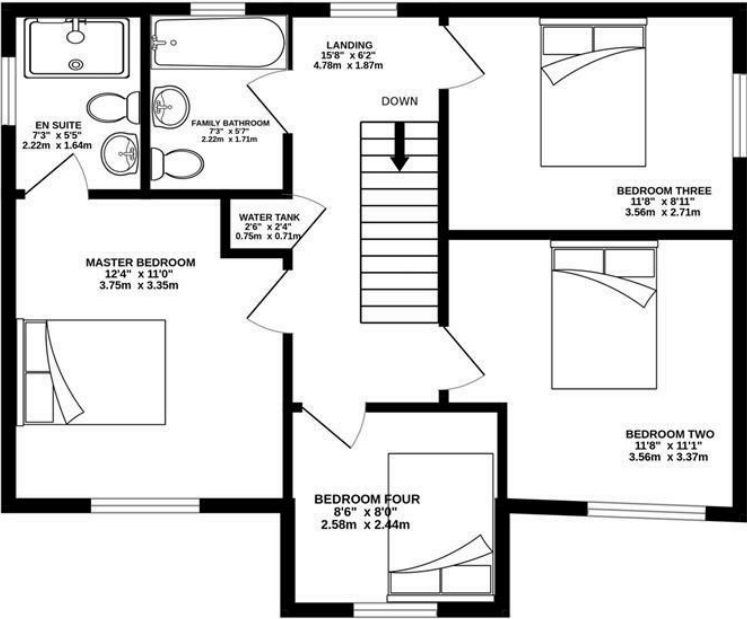


BEN ROSE

GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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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		
	79	83
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	

