BEN ROSE



Claytongate Drive, Penwortham, Preston

Offers Over £419,950

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached home, situated in the popular area of Penwortham, Preston. This delightful property is ideal for families, offering ample living space and a versatile layout throughout. It is conveniently located just a short drive from Preston city centre and benefits from close proximity to local schools, shops, and amenities. Excellent transport links, including local bus routes and the M6, M65, and M61 motorways, ensure easy commuting to surrounding areas.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left is the spacious lounge, featuring a central fireplace and a beautiful bay-fronted window overlooking the front aspect, allowing plenty of natural light to fill the room. Moving through the home, you will find the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, microwave, and dishwasher. The dining area provides plenty of space for a large family dining table, with sliding patio doors opening out onto the rear garden. Just off this space, there is access to useful understairs storage as well as a practical utility room, offering additional space for freestanding appliances and a single door leading to the garden.

From the kitchen/diner, you enter the spacious family room, thoughtfully converted from the original garage. This versatile space offers a range of uses, from a games room, sitting room, playroom, small business or even a fifth bedroom if required. Completing the ground floor is a good-sized office and a convenient WC located off the entrance hallway.

To the first floor, you will find four well-proportioned double bedrooms, with both the master bedroom and bedroom two benefiting from integrated storage and en-suite shower rooms. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front of the property is a private driveway providing off-road parking, with additional land to the side offering further parking or potential for a detached garage (subject to the relevant permissions).

To the rear is a generously sized garden featuring a raised patio and lower decking area, separated by a well-maintained lawn and a charming koi pond. There are also two useful storage sheds, along with an impressive outdoor cabin complete with a bar area. The bar is fitted with power and lighting, providing a fantastic space for relaxing or entertaining.

This is a property that truly must be seen to be fully appreciated. Early viewing is highly recommended to avoid disappointment.




















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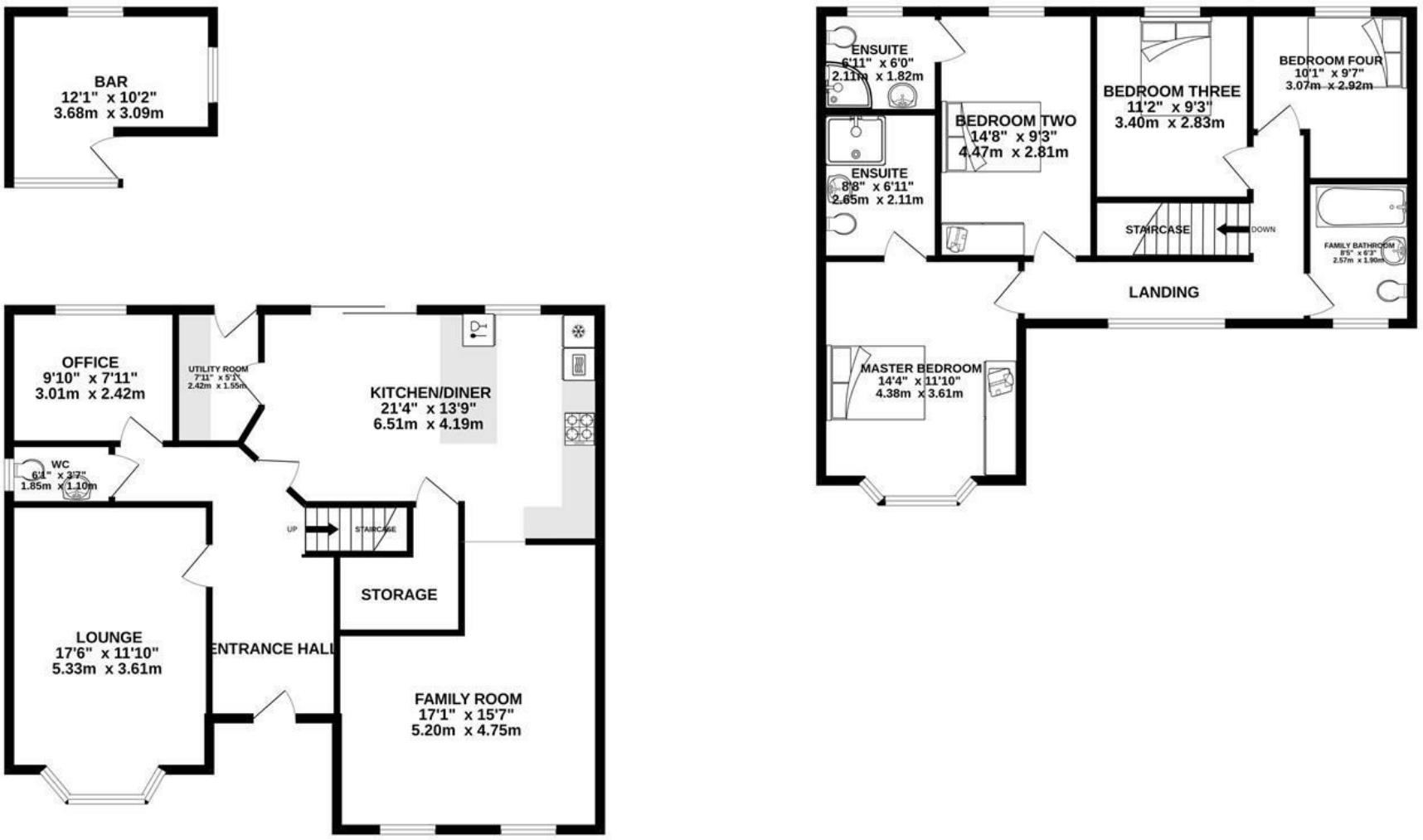


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GROUND FLOOR
1103 sq.ft. (102.4 sq.m.) approx.

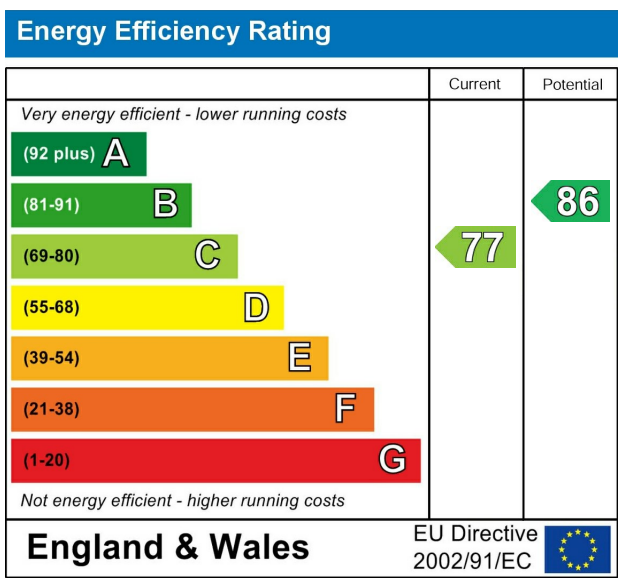
1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.

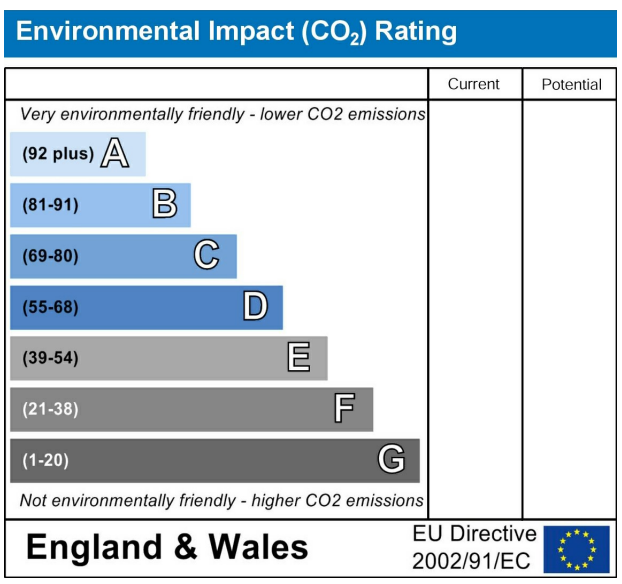


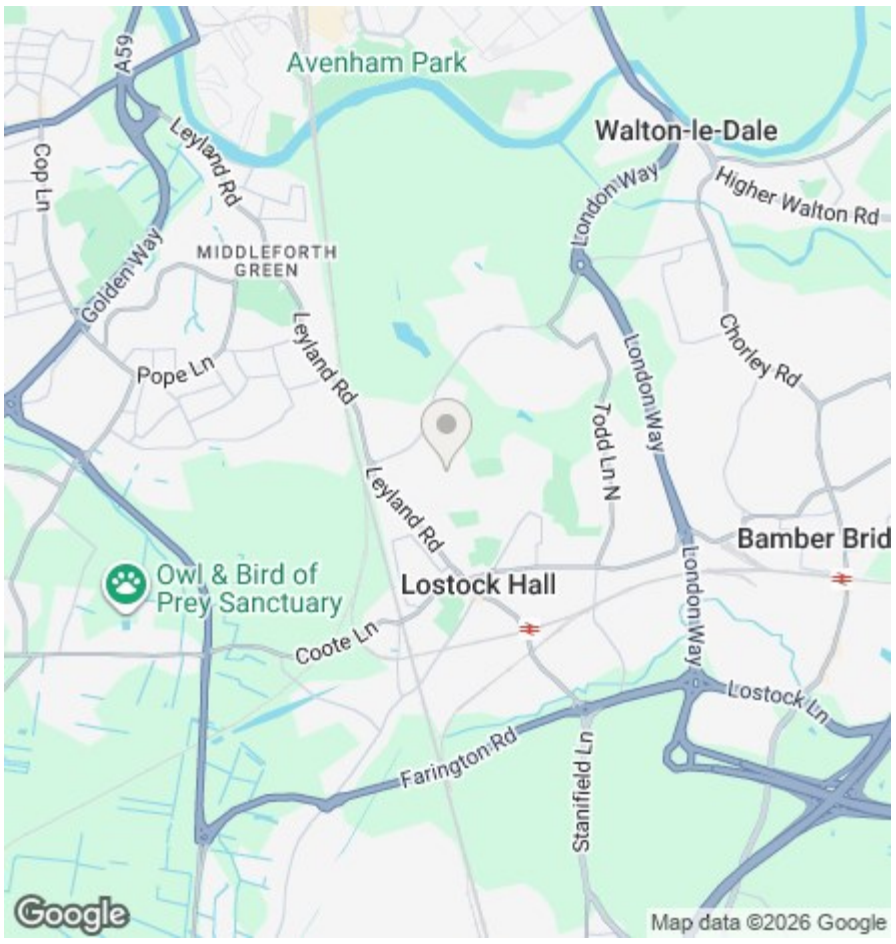
TOTAL FLOOR AREA : 1868 sq.ft. (173.5 sq.m.) approx.

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.







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