



## The Dellway, Hutton, Preston

**Offers Over £349,950**

Ben Rose Estate Agents are pleased to present to market this beautifully extended four-bedroom detached home, situated on a generous corner plot within a quiet cul-de-sac in the highly sought-after area of Hutton. This charming property is being offered with NO ONWARD CHAIN, making it an ideal opportunity for families looking to upsize into a well-appointed home in a peaceful residential setting. Perfectly located, the home benefits from excellent travel links, including easy access to the M6 and M65 motorways, ensuring seamless connectivity to Preston, Chorley, and beyond. For those commuting by train, Preston and Lostock Hall stations are just a short drive away, while local bus routes also serve the area well. Hutton Grammar School and other reputable primary and secondary schools are nearby, alongside a range of amenities including parks, supermarkets, and leisure facilities.

Upon entering the home, you're welcomed by a bright and airy porch that leads into a spacious reception hall, complete with an elegant open staircase that acts as a focal point for the home. To the front, you'll find a generously sized lounge featuring a charming bay-fronted window that floods the room with natural light, complemented by a striking feature fireplace that adds a warm and homely touch. The heart of the home lies towards the rear, where the modern fitted kitchen boasts a range of integrated appliances and seamlessly flows into the open-plan dining room – perfect for entertaining or family mealtimes. Two of the home's bedrooms are conveniently located on the ground floor. The master bedroom is particularly spacious, easily accommodating a king-sized bed and benefitting from fitted wardrobes and a contemporary three-piece en-suite. The second bedroom offers versatile use, whether as a guest room or additional family space. Completing this floor is the family bathroom, fitted with a three-piece suite and an over-the-bath shower.

Moving to the first floor, you'll find two further generously sized bedrooms with ample space for furnishings, or could even be used as study spaces for those working from home or in need of a quiet space for homework or hobbies. The upper floor provides a great level of flexibility whether as a home office, or even a playroom, depending on the needs of your family.

Externally, the property enjoys a private driveway with space to accommodate multiple vehicles, leading up to a detached single garage that offers additional loft storage. The front garden is neatly maintained, enhancing the kerb appeal of this attractive home. To the rear, the landscaped garden is a true highlight – featuring multiple seating areas perfect for outdoor dining and relaxation, along with a well-kept lawn, providing a safe and spacious environment for children to play or for gardening enthusiasts to enjoy.

This is a wonderful opportunity to own a beautifully presented family home in a peaceful and well-connected location – early viewing is highly recommended.





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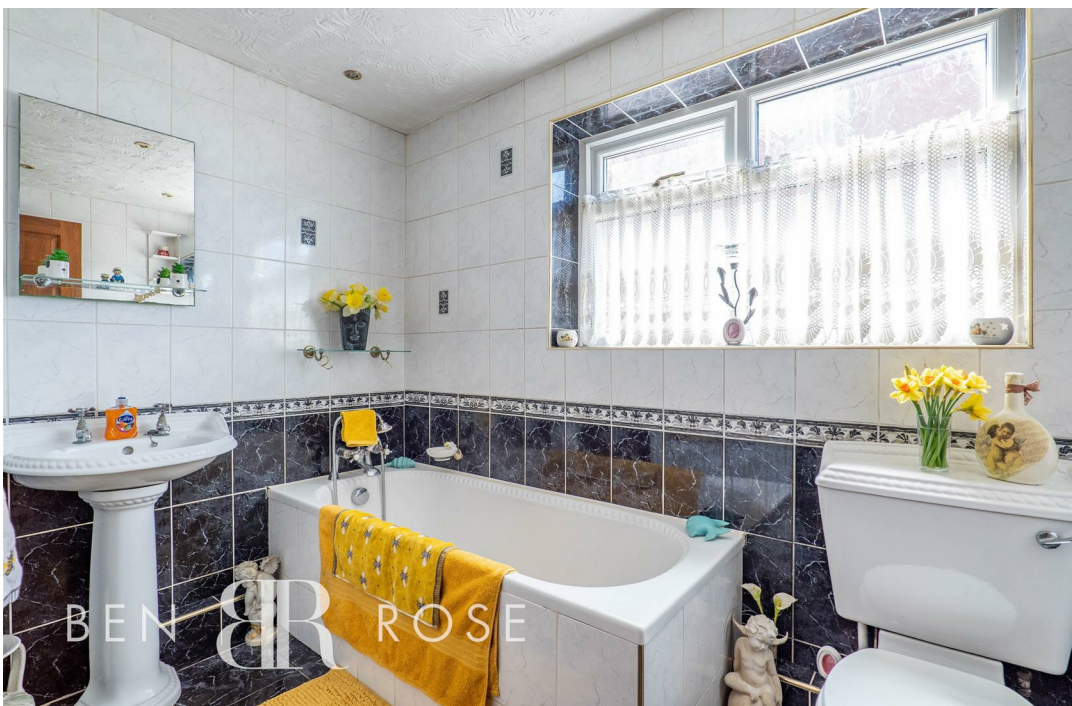
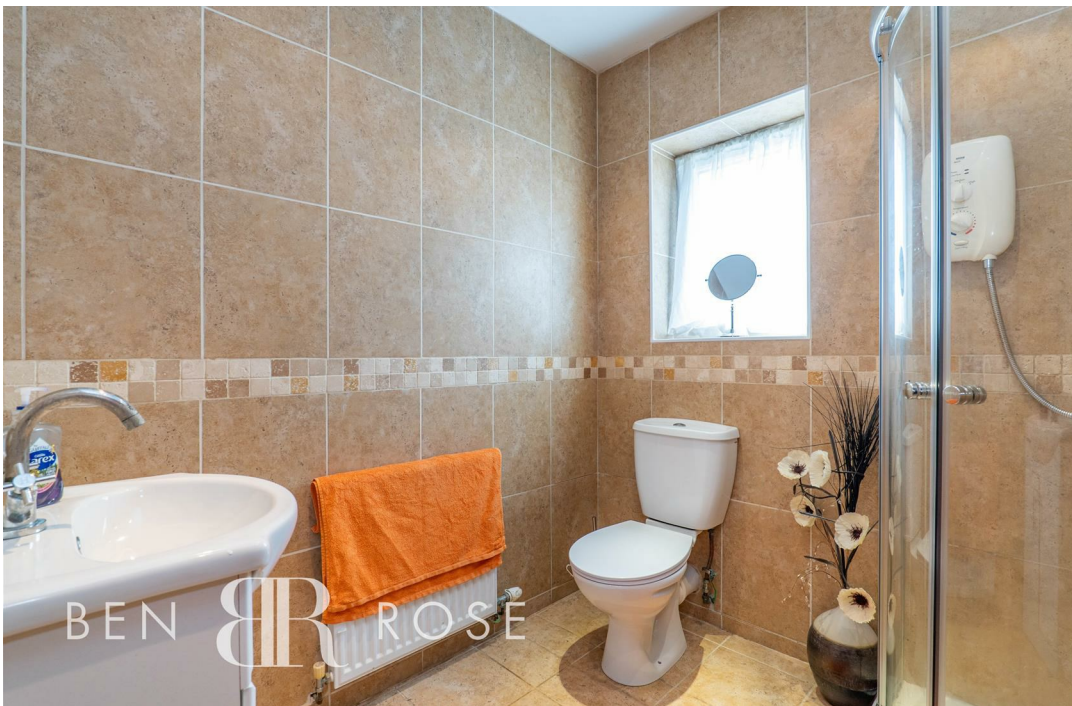
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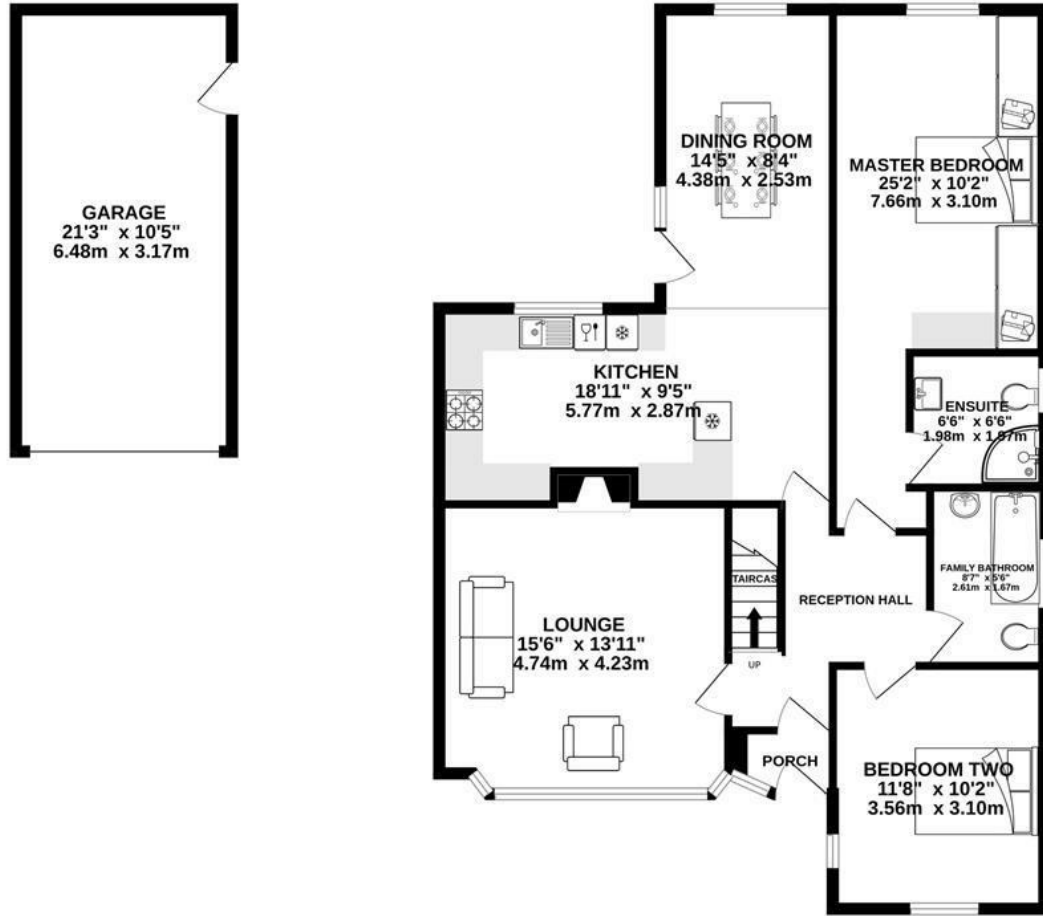




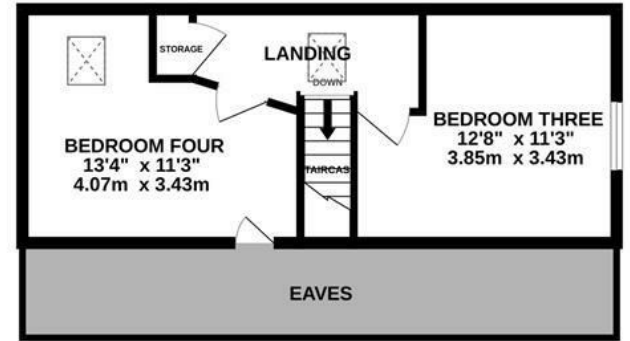




GROUND FLOOR  
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.4 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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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) <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>69</b>	<b>80</b>
<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>			
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