



The Gravel, Mere Brow, Preston

Offers Over £474,950

Ben Rose Estate Agents are pleased to present to market this beautiful, four-bedroom, self-build property situated in the sought-after village of Mere Brow, Preston. This stunning family home offers generous indoor and outdoor living space with easy access to the towns of Southport and Preston via the nearby A565. Excellent amenities and pubs are right on the doorstep making this the perfect mix of daily convenience and a village lifestyle.

As you step into the home through the reception hall with its open staircase and hidden storage options below, you immediately sense the modern charm that defines this property. The ground floor boasts a versatile study, perfect for a snug, cinema room, or even an additional bedroom if required. The dining room, located to the front, can also double as a separate lounge, featuring an exposed brick and split-view fireplace that connects seamlessly with the family room on the other side. The WC can also be found just off the hall. The heart of the home lies in the open plan kitchen/breakfast/family room at the rear. This modern space is adorned with integrated appliances, including a dishwasher, LED lighting around the lower cabinets, and a breakfast bar for two. This then opens into the family/entertaining room which features the split-view fireplace as well as bi-folding doors opening to the garden, creating a fluid transition between indoor and outdoor living. A utility room conveniently sits just off the kitchen, adding to the functional layout. Sonos sound system is also fitted in the majority of rooms that adds a touch of sophistication and modern practicality to the overall appeal as well as each room having Cat-5 built in with internet sockets behind the TVs.

Moving to the first floor, you'll find four double bedrooms, each offering a comfortable retreat. The master bedroom boasts a modern ensuite with a walk-in shower and a hidden dressing room cleverly tucked behind a double door disguised as a wardrobe. Bedroom two comes with fitted wardrobes, adding practical storage solutions. The four-piece family bathroom enhances the overall convenience of the first floor.

The exterior of the property is equally impressive, featuring a sizeable driveway with electric gated access and space for multiple cars and access to the single integrated garage. The garage is also fitted with CCTV. The large rear garden provides fantastic seclusion, overlooking fields behind the home. Complete with a patio area with power and sockets for a hot tub or lighting, generously sized lawn, and even a treehouse with a zip-line, it is an ideal space for families and entertaining.

This modern family home in the village of Mere Brow offers not only an exceptional living experience but also convenient travel links, making it a perfect blend of comfort and accessibility. Don't miss the opportunity to make this house your home.













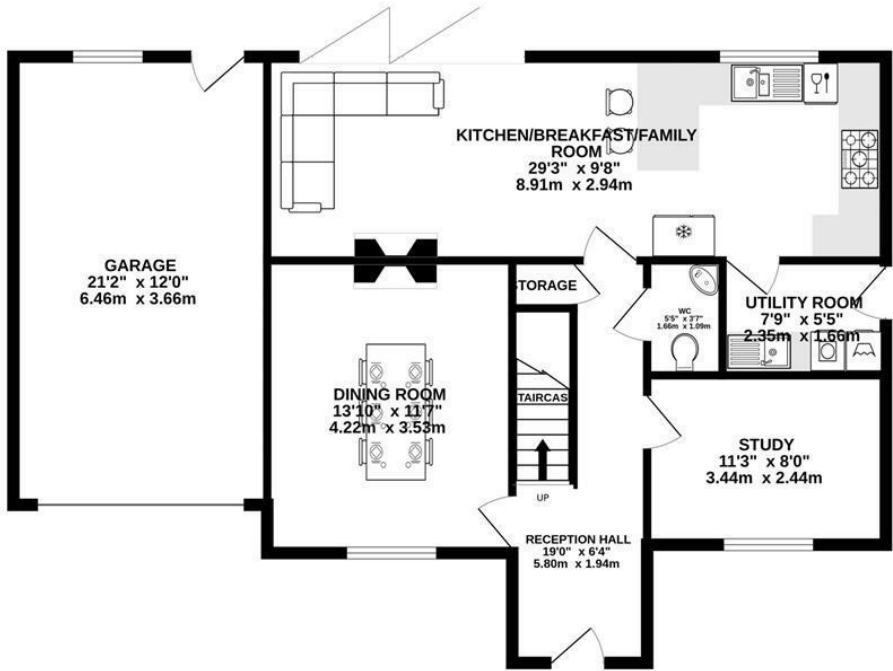




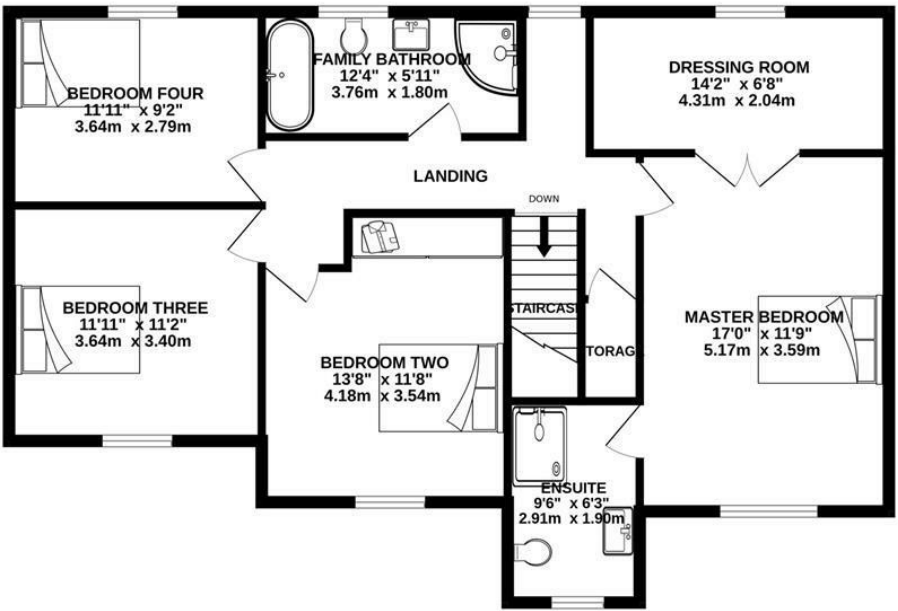




GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
966 sq.ft. (89.7 sq.m.) approx.






TOTAL FLOOR AREA : 1927 sq.ft. (179.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<div>England & Wales</div> <div>EU Directive 2002/91/EC </div>		

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 