



Bryning Fern Lane, Kirkham, Preston

Offers In The Region Of £382,000

Ben Rose Estate Agents are delighted to present to the market this extended four-bedroom detached property, located in the highly sought-after area of Kirkham, Preston. This beautiful home offers a wealth of space both inside and out, making it the perfect choice for families. Conveniently situated, the property provides easy access to the M55 motorway and nearby train stations in Kirkham town centre, making it an excellent option for commuters. The area is further enhanced by a variety of local amenities, including the prestigious Kirkham Grammar School, an array of shops, and the added benefit of popular beaches, with Lytham and Blackpool just a short drive away.

Stepping into the property through the welcoming entrance porch/boot room, you arrive in the main hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a charming fireplace and a large window overlooking the front aspect. The lounge seamlessly flows into the dining area, which offers ample space for a family dining table and has double patio doors leading to the garden room at the rear. The beautiful garden room/orangery, currently used as an additional sitting room, provides a versatile space to relax and enjoy views of the garden. Another set of patio doors offers direct access to the outdoor space.

Returning to the hallway, you'll find the modern kitchen. Generously sized, it offers ample worktop space, an integrated oven and hob, and additional room for freestanding appliances. A single door from the kitchen leads to a central hallway, where you'll find access to a convenient understairs WC and an external door leading to the side of the property. From here, you enter the spacious family room, currently used as a formal dining room while offering flexible options as a home office, snug, playroom, or even a fifth bedroom.

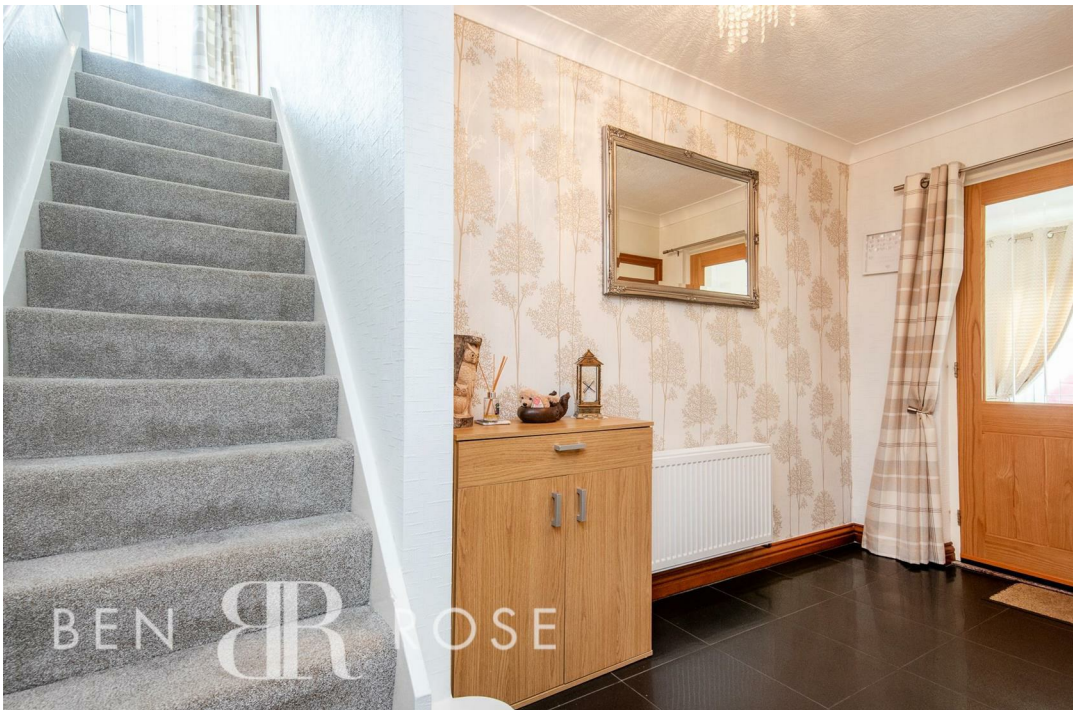
On the first floor, there are three well-proportioned double bedrooms, with the master bedroom benefiting from built-in storage. The modern four-piece family bathroom completes this level. Continuing to the second floor, you'll find the fourth bedroom, served by a three-piece shower room. This level also includes ample eaves storage.

Externally, the front of the property features a secluded lawn garden and a paved driveway, providing off-road parking for multiple vehicles. The driveway extends through double gates to the rear of the property, offering additional parking and leading to a detached double garage. The garage is generously sized, featuring an electric up-and-over door at the front and a side access door. The rear garden is spacious, comprising a flagged patio and a well-maintained lawn, complete with a beautiful summer house and a convenient storage shed—creating a well-rounded outdoor space for relaxation and entertainment.

Viewing at your earliest convenience is highly recommended to fully appreciate the space on offer and secure this fantastic opportunity.















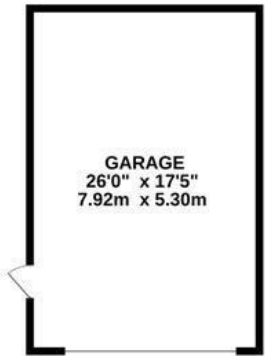




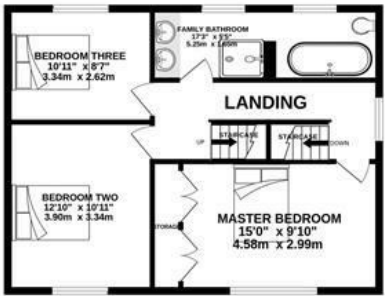


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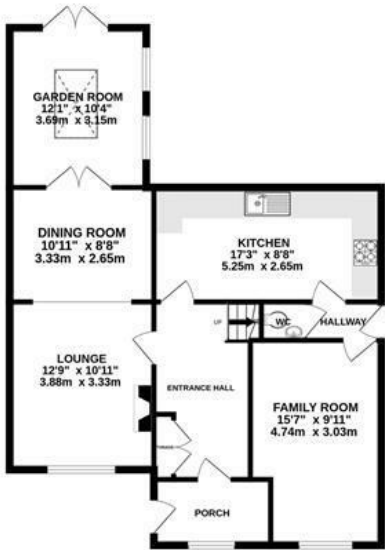
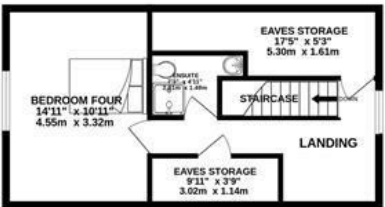
GROUND FLOOR
1274 sq.ft. (118.3 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 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		
	74	81
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	

