



BEN ROSE

## Highgate Close, Newton with Scales, Preston

Offers Over £484,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated four/five-bedroom detached family home, located in the charming village of Newton, Lancashire. The property has undergone extensive renovation and offers a blend of modern living with versatile spaces, perfect for growing families. Situated within easy reach of BAE, local amenities, Newton also boasts excellent transport links, with nearby access to the M6/M55 motorways being a 10 minute drive and public transport options including regular bus services and train stations in Preston and Kirkham. It is an 18 minute drive to the hospital. The area also offers a range of local schools, shops, and picturesque countryside walks, making it an ideal location for those seeking a balance of convenience and tranquility.

As you step into the welcoming reception hall, you're greeted by a sense of space and warmth, with a multi-fuel burner creating a cozy atmosphere. To the right, the heart of the home is the immaculately presented open-plan kitchen/diner. This modern space is fitted with sleek integrated appliances, including two fridge/freezers, an oven, an induction hob with an integrated extractor, and a dishwasher. The kitchen also features multiple pantry cupboards and a central island with a breakfast bar, ideal for family meals or entertaining. Bi-folding doors open onto the garden, flooding the space with natural light. A utility/cloakroom is conveniently located just off the kitchen. Moving back through the hall is the spacious lounge at the rear, that benefits from another multi-fuel burner and more bi-folding doors to the garden. Additionally, there is a versatile playroom that could easily be used as a fifth bedroom or home office, along with a convenient downstairs WC.

Moving upstairs, the first floor offers four generously sized bedrooms, all designed with comfort in mind. The master bedroom benefits from a walk-in wardrobe and a contemporary three-piece en-suite. Bedrooms two and three have been extended into the dormer, providing ample space for fitted wardrobes or additional storage options. The family bathroom is elegantly designed with a four-piece suite, including a bathtub and a separate walk-in shower, offering practicality for the whole family.

A unique feature of this home is the self-contained annex located off the main property. This annex includes an open-plan lounge/kitchen, a spacious bedroom, and a shower room, making it perfect for older children, relatives, or even potential use as an AirBnB rental for added income.

Externally, the property boasts a sizeable driveway with space for up to ten vehicles. To the rear, you'll find a beautifully landscaped garden featuring a wrap-around lawn and a large seating area, perfect for outdoor entertaining just off the main reception rooms. Mature trees offer additional privacy, making this the perfect family retreat.

This truly is a fantastic family home that must be viewed to be fully appreciated.





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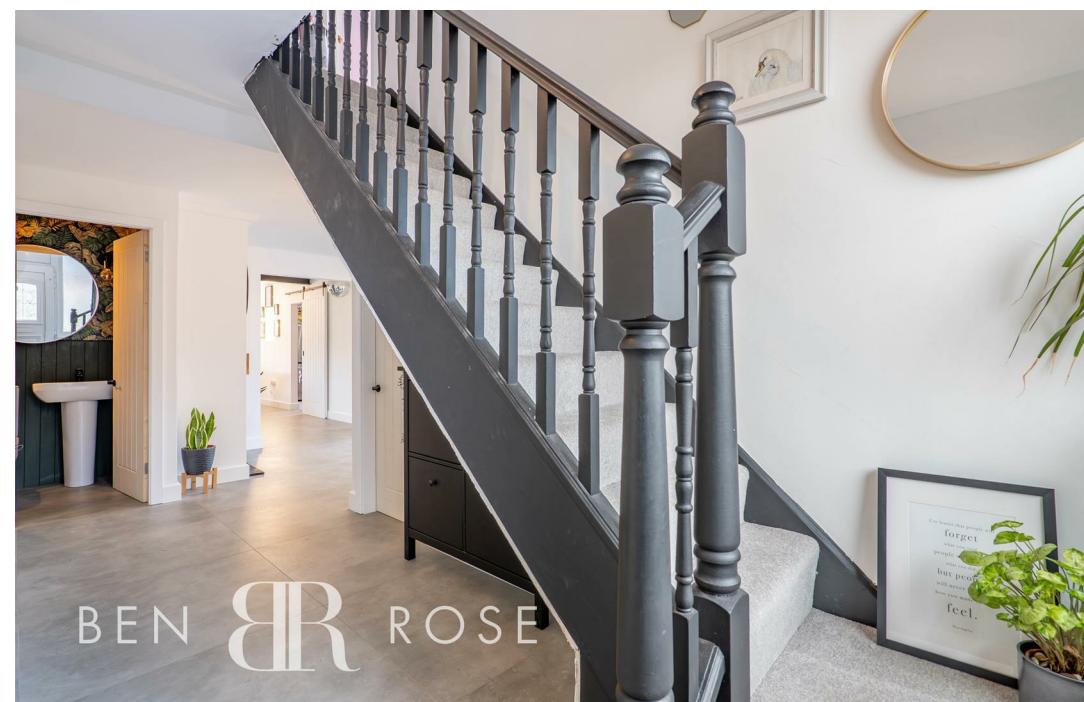


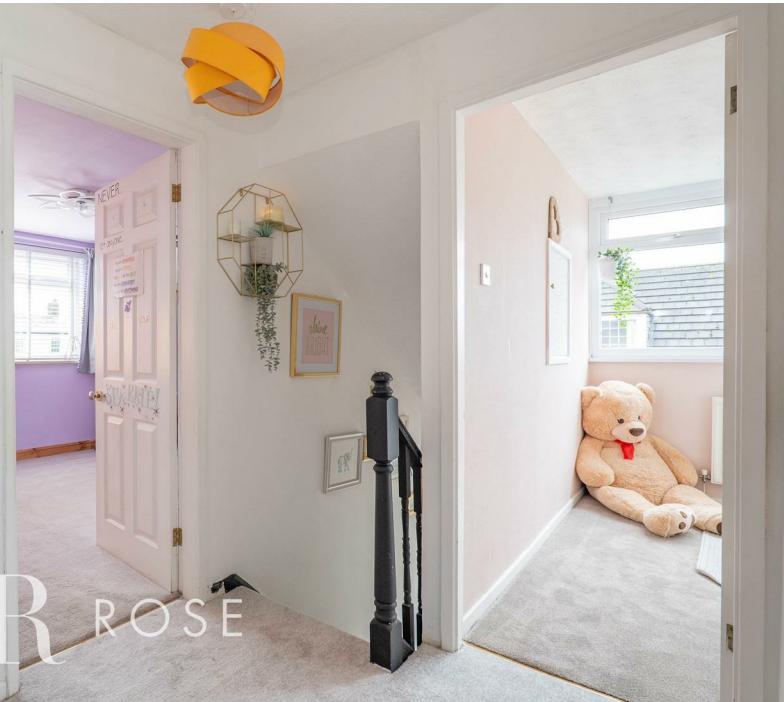
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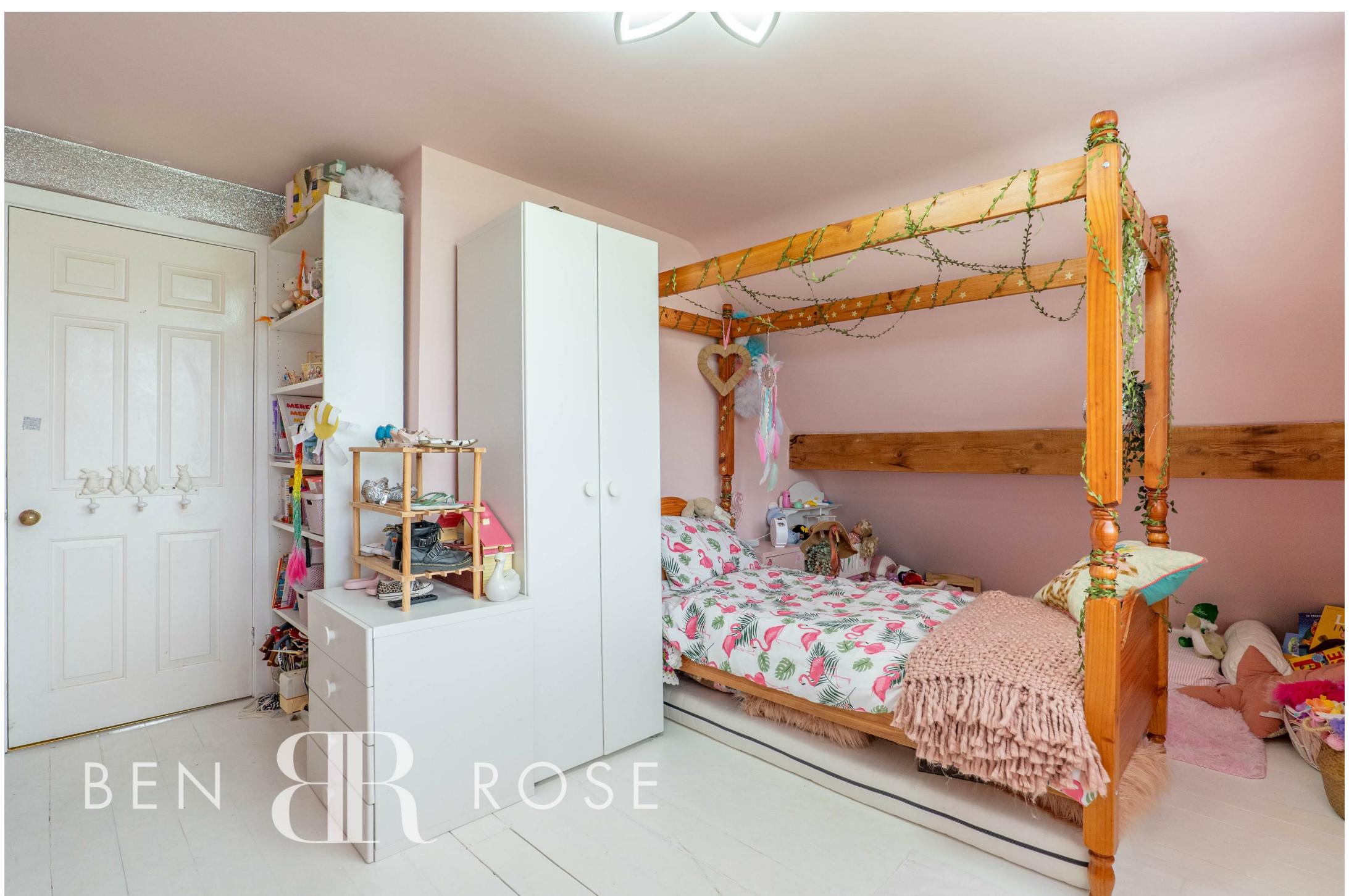
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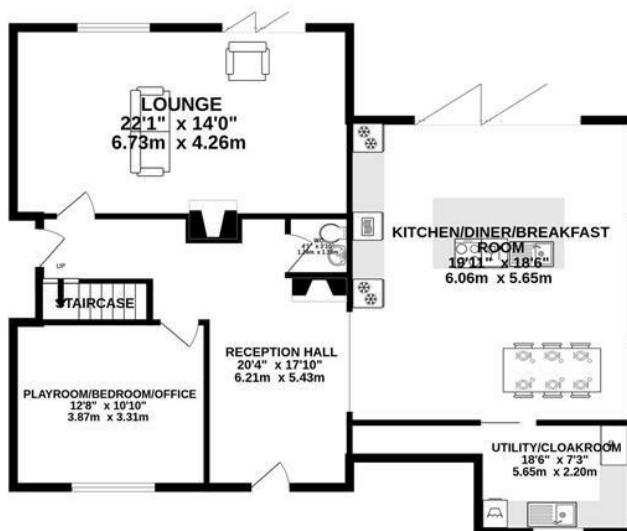


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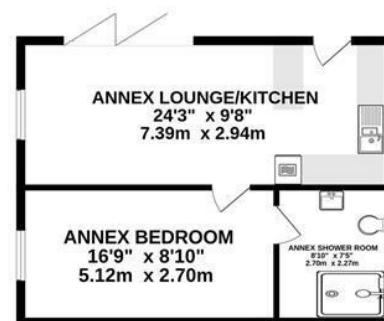
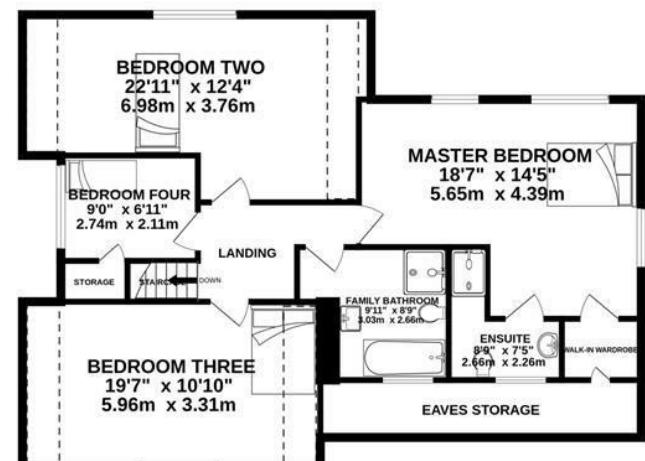


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GROUND FLOOR  
1552 sq.ft. (144.2 sq.m.) approx.



1ST FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2589 sq.ft. (240.5 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.

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		
England & Wales	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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

