



Evesham Close, Hutton, Preston

Offers Over £374,950

Ben Rose Estate Agents are pleased to present to market this spacious and versatile five-bedroom detached family home, ideally situated within the highly sought-after village of Hutton. Offering generous and flexible living accommodation throughout, this well-presented home is perfectly suited to growing families seeking adaptable spaces and a sizeable rear garden. The property enjoys a prime location close to the popular villages of Penwortham and Longton, where an excellent selection of shops, cafés, restaurants and everyday amenities can be found. Families will also benefit from a choice of highly regarded local schools, whilst commuters are well served by excellent bus links to Preston and Southport, along with convenient access to the M6 and M65 motorway networks.

Entering via the side entrance hall, you are welcomed into the heart of the home with access to the principal ground floor rooms. The spacious lounge offers a warm and inviting space to relax before opening into the impressive full-width dining room, creating an ideal setting for both family life and entertaining. Sliding doors lead seamlessly into the bright conservatory, where French doors open directly onto the rear garden, allowing natural light to flood the space. Just off the dining room is a practical utility room, complete with fitted shelving, housing the boiler and offering plumbing for a washing machine, providing excellent additional storage and functionality. The fitted kitchen offers ample storage, generous worktop space, a breakfast bar for casual dining and a convenient side access door. Completing the ground floor are two well-proportioned double bedrooms, including the master with fitted wardrobes, alongside a modern three-piece shower room.

The first floor continues to provide excellent family accommodation, comprising a spacious double bedroom and two comfortable single bedrooms, all served by a well-appointed three-piece family bathroom. This versatile upper level is ideal for children, guests or those working from home.

Externally, the property benefits from a lawned front garden and a driveway providing off-road parking for up to two vehicles, with access to the attached garage. To the rear is a generous enclosed garden featuring a paved patio perfect for outdoor dining, an extensive lawn and secure fenced boundaries, with additional access into the garage. Combining flexible living space, a fantastic family-friendly layout and an enviable location, this superb home presents an outstanding opportunity and should be viewed to be fully appreciated.















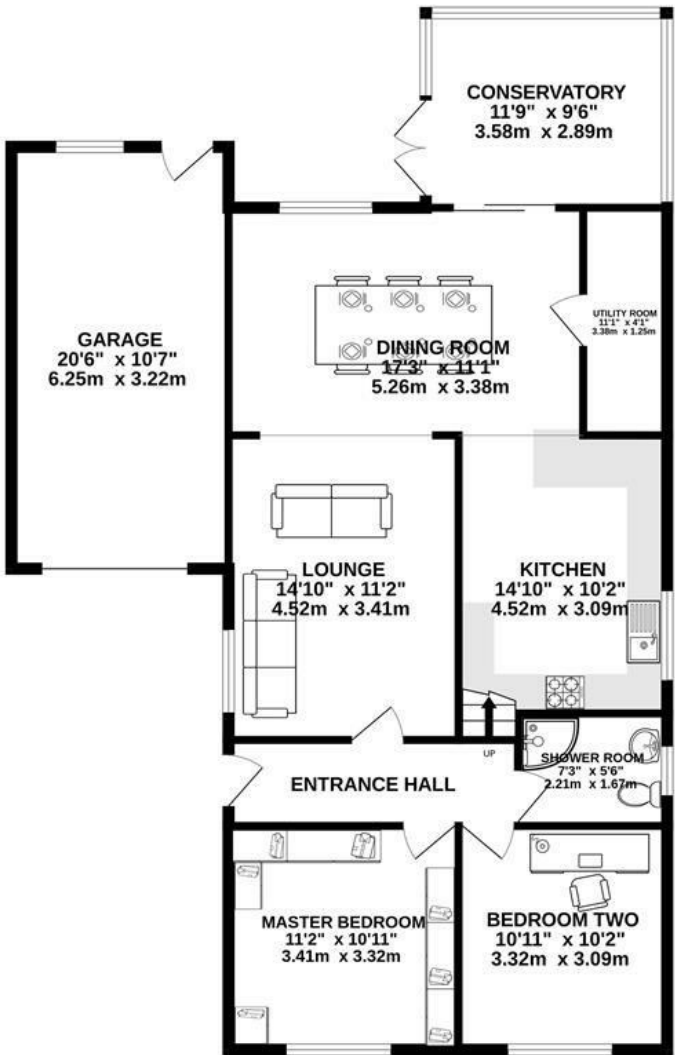




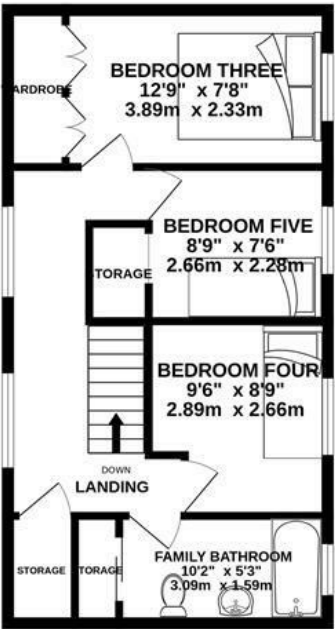


BEN ROSE

GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1667 sq.ft. (154.8 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	71	81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

