



Saunders Lane, Hutton, Preston

Offers Over £424,950

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious, three bedroom detached property situated in the sought after village of Hutton, just outside of Preston. The property is situated only a short drive to Preston city centre and nearby towns and villages. There are also fantastic travel links via local bus routes and the nearby M6 and M65 motorways.

The home presents an exciting opportunity for prospective buyers, having been granted planning permission for substantial extensions, including two-storey front, side, and rear additions, a single-storey rear extension, an increased ridge height, and dormer windows. This offers huge potential to transform the property and significantly increase the already generous living space. Proposed plans are available on request, and full details can be obtained from the estate agent

Stepping into the property through the welcoming entrance porch, you are greeted by the spacious dining room, which features a large front-facing window and an open staircase leading to the upper level. This central space provides access to most of the ground floor rooms, including the lounge, located at the rear of the property. The lounge enjoys dual-aspect windows and a sliding patio door that opens directly onto the garden. Continuing through, you will find the kitchen/diner, which offers ample space for a dining table, excellent storage, and integrated appliances including an oven, hob, and dishwasher. From here, the kitchen leads to a practical utility room with an additional sink and space for freestanding appliances. The utility room also offers internal access to the attached garage, which is equipped with lighting, power, and an electric up-and-over door at the front. A separate single door from the utility room leads out to the side of the property.

Also on the ground floor is a generously sized double bedroom with integrated storage, along with the family bathroom. A convenient study completes the layout on this level.

Upstairs, there are two further well-proportioned double bedrooms, both benefiting from integrated storage. Bedroom two also boasts a private en-suite shower room.

Externally, the front of the property features a well-maintained lawn alongside a paved driveway providing off-road parking for multiple vehicles. To the rear, you will find a beautiful and secluded garden, consisting of a generous lawn, a paved patio, outdoor storage sheds, and a charming summer house.

Early viewing is highly recommended to avoid disappointment.

















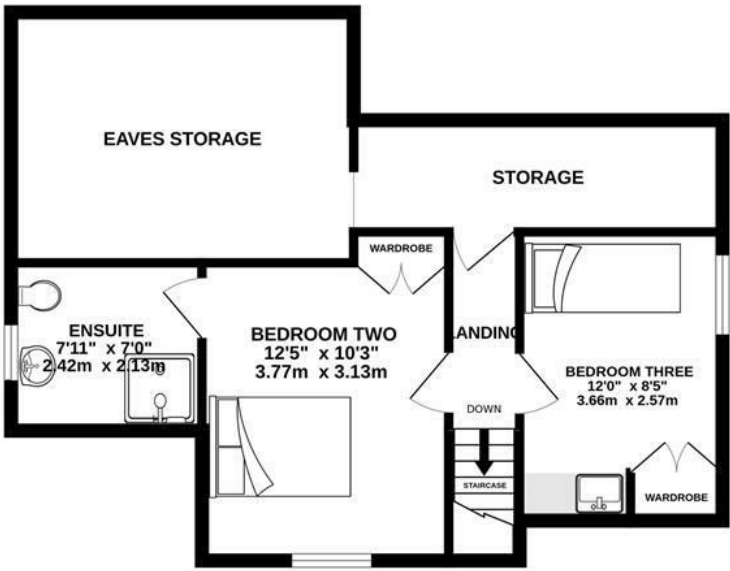
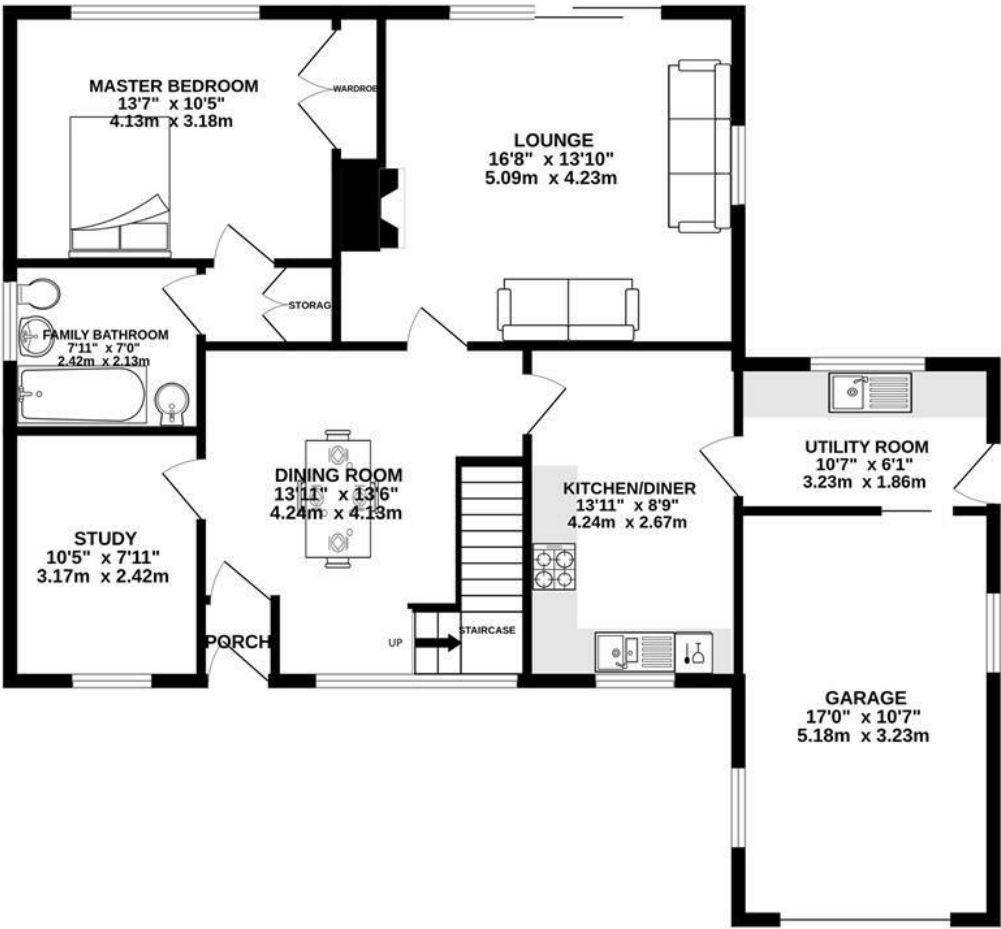




BEN ROSE

GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (150.9 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		
	59	70
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	

