



**Goldfinch Drive, Clifton, Preston**

**Offers Over £349,950**

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached family home, ideally located in the sought-after village of Clifton, Lancashire. Beautifully presented throughout, this property combines contemporary design with practical family living, offering generous spaces both inside and out. Clifton provides the perfect balance of semi-rural charm and convenience, with local amenities close at hand and excellent transport links nearby. Regular bus services connect you to Lytham and Preston, while the M55 and M6 motorways are just a short drive away, ensuring swift access to neighbouring towns and cities. Lytham itself is only a few minutes by car, boasting a vibrant high street with boutique shops, restaurants, bars, and well-regarded schools, making this location ideal for families.

On entering the home, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the property. To one side lies a spacious lounge, tastefully decorated and perfect for relaxation or entertaining. To the other, the heart of the home unfolds – a stunning contemporary kitchen/dining room fitted with modern units and integrated appliances, offering both style and functionality. This sociable space also benefits from direct access to the rear garden, seamlessly blending indoor and outdoor living.

To the first floor, the master bedroom is beautifully appointed with fitted wardrobes and a private en-suite. Bedroom two is equally impressive in size and also features fitted wardrobes. Bedrooms three and four are light and versatile, with the third benefitting from fitted wardrobes and the fourth lending itself perfectly to a study or home office if desired. Completing this floor is a stylish three-piece family bathroom with shower.

Externally, the property features a driveway for two cars and a garage, both the loft and garage being boarded for additional storage. The rear garden is a standout feature, split over two levels and designed for both leisure and entertaining, with an undercover seating area complete with heater, a built-in outdoor BBQ, and mature planting providing privacy and charm. This is a truly impressive family home in an enviable location, ready to move into and enjoy.











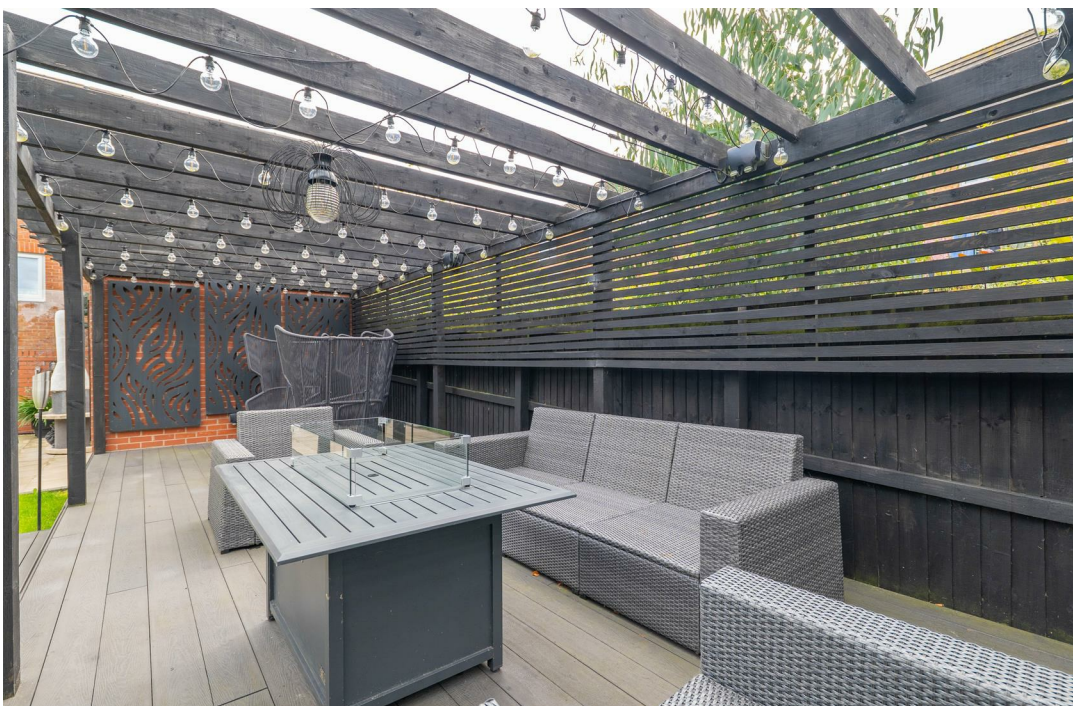




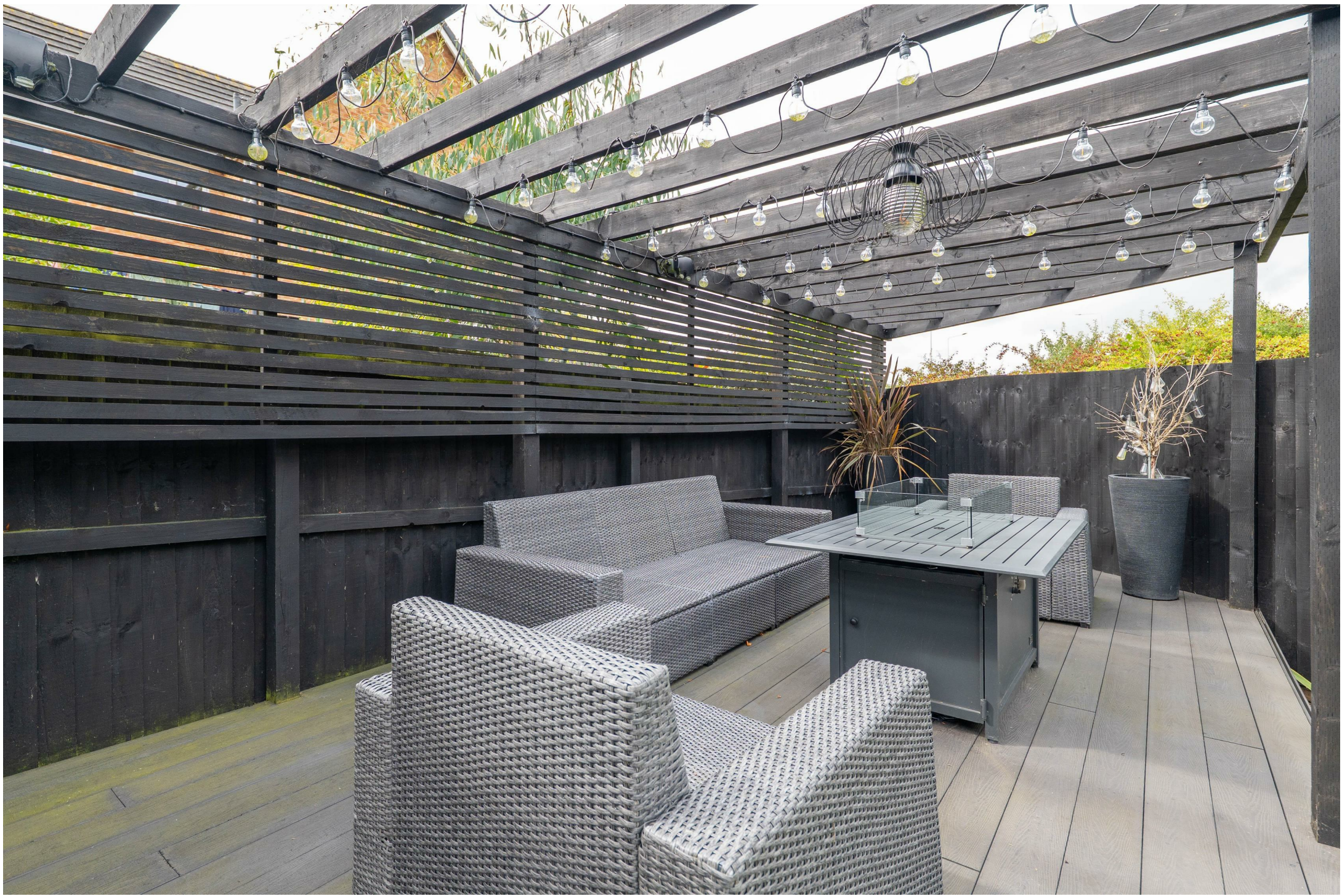






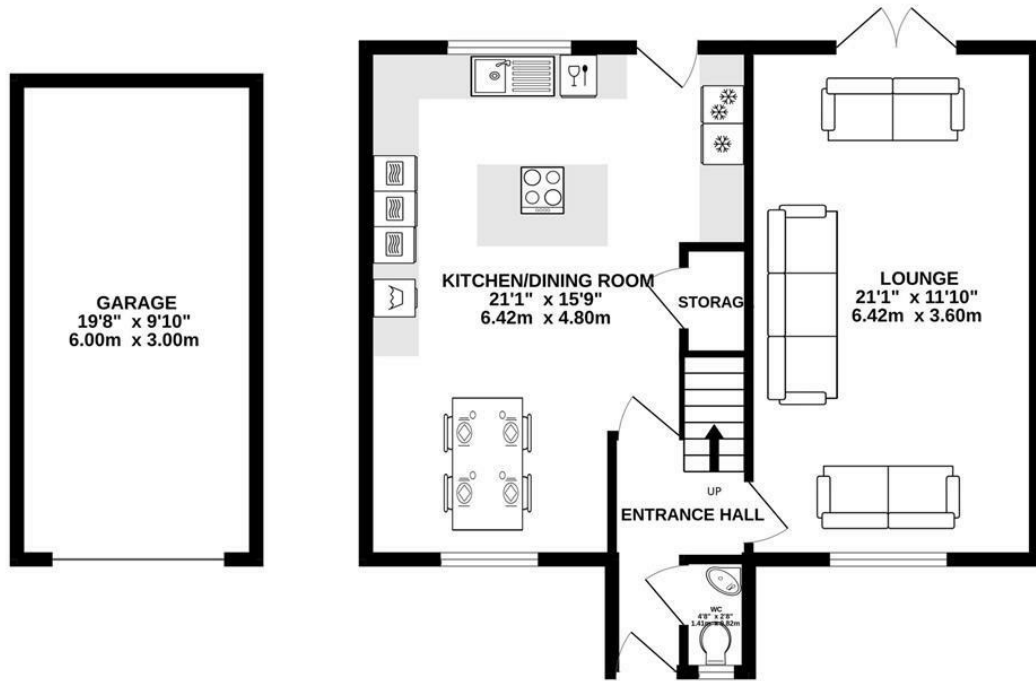




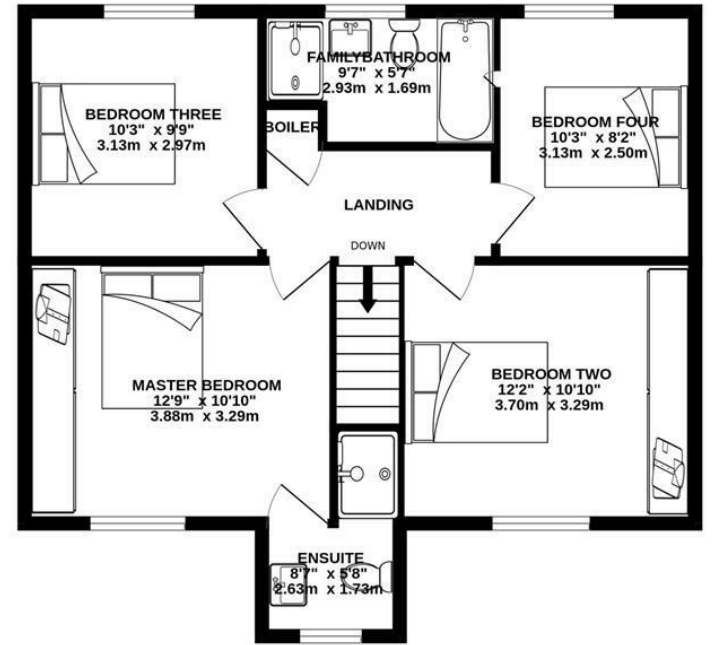




GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	