



Freesia Avenue, Higher Bartle, Preston

Offers Over £399,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, built in 2025 and finished to an exceptional standard throughout. Combining contemporary luxury with thoughtful design, this impressive property offers spacious and versatile accommodation, ideal for modern family living. The solid antique oak flooring flowing throughout the ground floor adds a touch of timeless elegance, complementing the home's stylish interiors and high-quality finish. Situated in the sought-after area of Higher Bartle, Preston, the property enjoys a desirable setting within easy reach of a range of local amenities, well-regarded schools and everyday conveniences. The nearby towns of Broughton, Fulwood and Longridge offer further shopping, dining and leisure facilities, while Preston city centre provides an extensive selection of retail outlets, restaurants and entertainment options. For commuters, the nearby M6 and M55 motorways provide excellent connections across the North West, including Blackpool, Manchester and Lancaster, while Preston railway station offers direct rail services to major destinations across the country. With its attractive surroundings, convenient transport links and superbly appointed accommodation, this home presents an outstanding opportunity for families seeking a modern property in a desirable location.

Upon entering, you are welcomed by a bright and airy reception hall, where the staircase leads to the first floor and access is provided to the principal ground-floor rooms. To the right, the spacious lounge offers an inviting place to relax, with a large leaded bay-fronted window allowing natural light to flood the room, complemented by an electric log burner-style fire that creates an attractive focal point. Returning to the hallway, a conveniently positioned two-piece WC sits to the left, alongside a useful storage cupboard. Straight ahead, the impressive kitchen diner and entertaining space forms the heart of the home, offering generous proportions for family meals, social gatherings and everyday living. The luxury fitted kitchen boasts a contemporary design and a range of integrated appliances, while a window overlooking the rear garden brings in natural light. Glazed double doors, flanked by full-height glazed windows, open directly onto the rear patio, creating a wonderful connection between the indoor and outdoor spaces during the warmer months. Further practical storage is available beneath the stairs, while a door from the kitchen leads into the separate utility room, which features fitted appliances and an external door providing convenient access to the side of the property.

Ascending to the first floor, the landing leads to three generously proportioned bedrooms, each offering comfortable accommodation for family members. The master bedroom is particularly impressive, featuring a large leaded bay-fronted window that creates an elegant focal point and allows plenty of natural light into the room. A door leads through to a private dressing room, adding a welcome touch of luxury and practicality. The master bedroom also benefits from access to the spacious four-piece family bathroom, which serves as an en-suite, providing a superb combination of convenience and indulgence. Beautifully appointed, the bathroom comprises a large walk-in shower, a separate bath and an integrated storage cupboard housing the hot water cylinder. Bedroom two overlooks the rear garden and benefits from its own private three-piece en-suite, complete with a shower enclosure, making it ideal for older children or visiting guests. Bedroom three also enjoys views over the rear garden and features its own private three-piece en-suite with a shower enclosure. With all three bedrooms benefiting from access to private or dedicated bathroom facilities, the first floor is exceptionally well suited to busy family life, offering a level of privacy and practicality rarely found in a home of this size.

Externally, the property is approached via a tarmacked driveway providing off-road parking for up to two vehicles, leading to the detached garage, with gated access also available to the rear garden. A neatly maintained front garden, laid to lawn with a planted border in the front corner, adds to the home's attractive kerb appeal. The detached garage offers further versatility, with the rear portion having been converted into a garden room, complete with sliding patio doors opening directly onto the garden, creating an ideal space for play, hobbies or family activities. To the rear, a generous flagged patio spans the width of the property, providing an excellent setting for outdoor dining and entertaining. A gated fence separates this area from the garden beyond, which has been laid with artificial grass for a neat, low-maintenance finish and complemented by raised borders. To the left, the garage and garden room provide useful additional space, while a flagged pathway continues down the side of the garage to reveal a tucked-away hot tub, offering a private spot to unwind. Combining contemporary interiors, generous living spaces, three en-suite bedrooms and versatile outdoor amenities, this exceptional detached home delivers an appealing balance of luxury, comfort and practicality, making it an ideal choice for families looking to settle into a stylish, modern home in Higher Bartle.























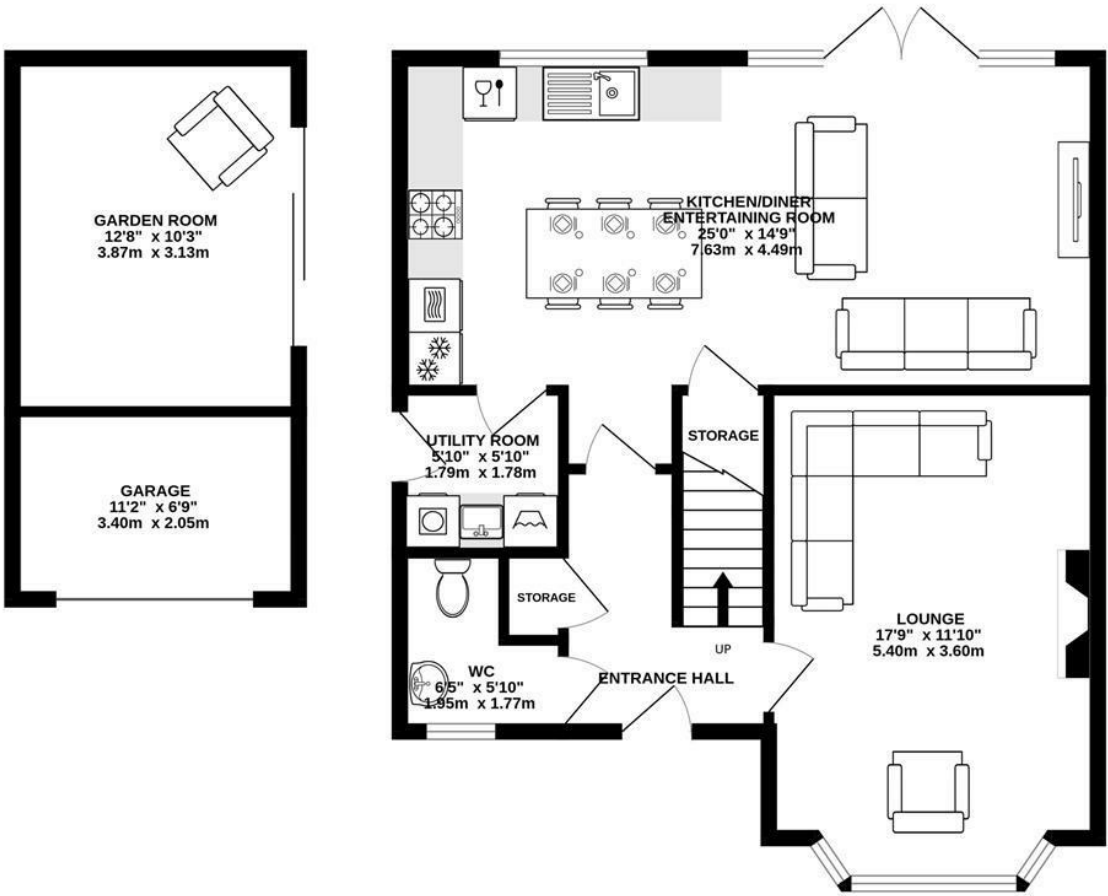




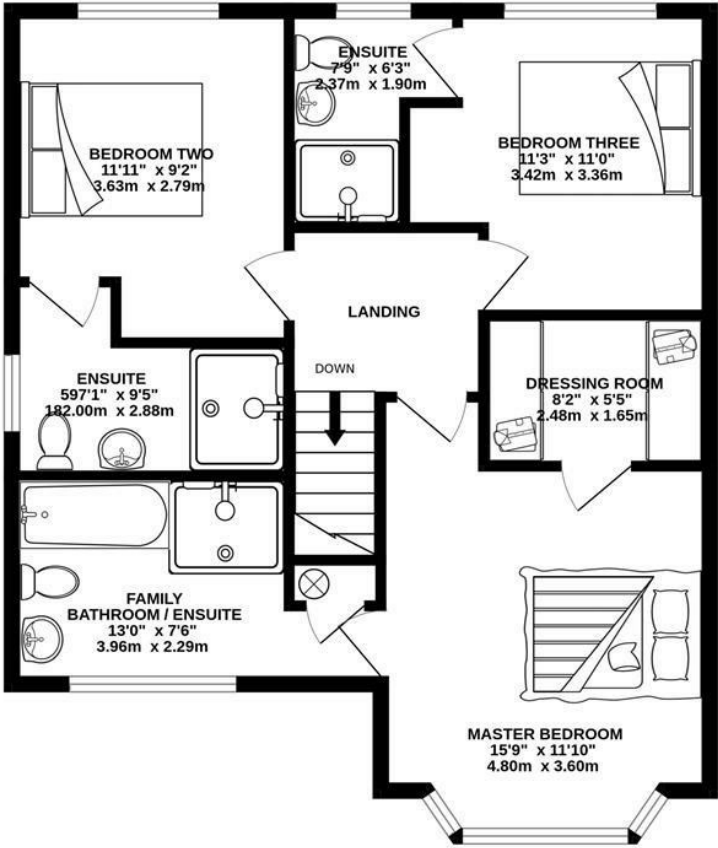


BEN ROSE

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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	89	90
(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 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 

