



Greengate, Hutton, Preston

Offers Over £400,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom detached bungalow, set within the highly desirable area of Hutton, Preston. Finished to an exceptional standard throughout, this impressive home offers spacious and versatile accommodation perfectly suited to families seeking modern, single-level living in a peaceful yet well-connected location. Hutton is a sought-after residential village known for its excellent local schools, welcoming community feel and convenient access to a wide range of amenities. Nearby Preston city centre provides extensive shopping, dining and leisure facilities, whilst excellent transport links are close at hand, including regular bus routes, easy access to the M6 and M65 motorways, and nearby train stations such as Preston and Leyland offering direct routes to Manchester, Liverpool and London.

Entering the home through a welcoming vestibule, you are led into a spacious entrance hall which conveniently splits towards the kitchen and lounge. The modern kitchen has been thoughtfully designed and is well equipped with ample wall and base units, generous worktop space and room for additional dining, making it both practical and sociable. The impressive lounge is a standout feature of the home, boasting a stylish media wall with an integrated electric fire, creating a contemporary focal point. Large windows flood the room with natural light, enhancing the sense of space and comfort. From here, a second hallway guides you through to the dining room, a versatile space that can comfortably accommodate large family meals whilst still offering room for a snug or additional seating area. This flows seamlessly into the spacious master bedroom, which benefits from a modern en suite for added privacy and convenience.

Continuing through the inner hallway, you will find two further generously sized bedrooms, both ideal for children, guests or even a home office, with one benefiting from built-in wardrobes. The accommodation is completed by a beautifully finished family bathroom, fitted with a contemporary suite and quality fixtures. Much of the home has been newly renovated, with careful attention to detail evident throughout, creating a cohesive and move-in-ready property that balances style with everyday functionality.

Externally, the property continues to impress. To the front, there is a double driveway providing off-road parking for multiple vehicles, alongside a neatly maintained lawn and established bushes that enhance the kerb appeal. The substantial rear garden offers a wonderful outdoor retreat, featuring a large lawn bordered by mature trees, shrubs and well-stocked flower beds. A spacious patio area provides the perfect setting for outdoor furniture and al fresco dining, while several sheds and outbuildings offer excellent additional storage. Fully fenced for privacy, this generous garden space is ideal for families and entertaining alike, completing this exceptional home in one of Preston's most desirable locations.













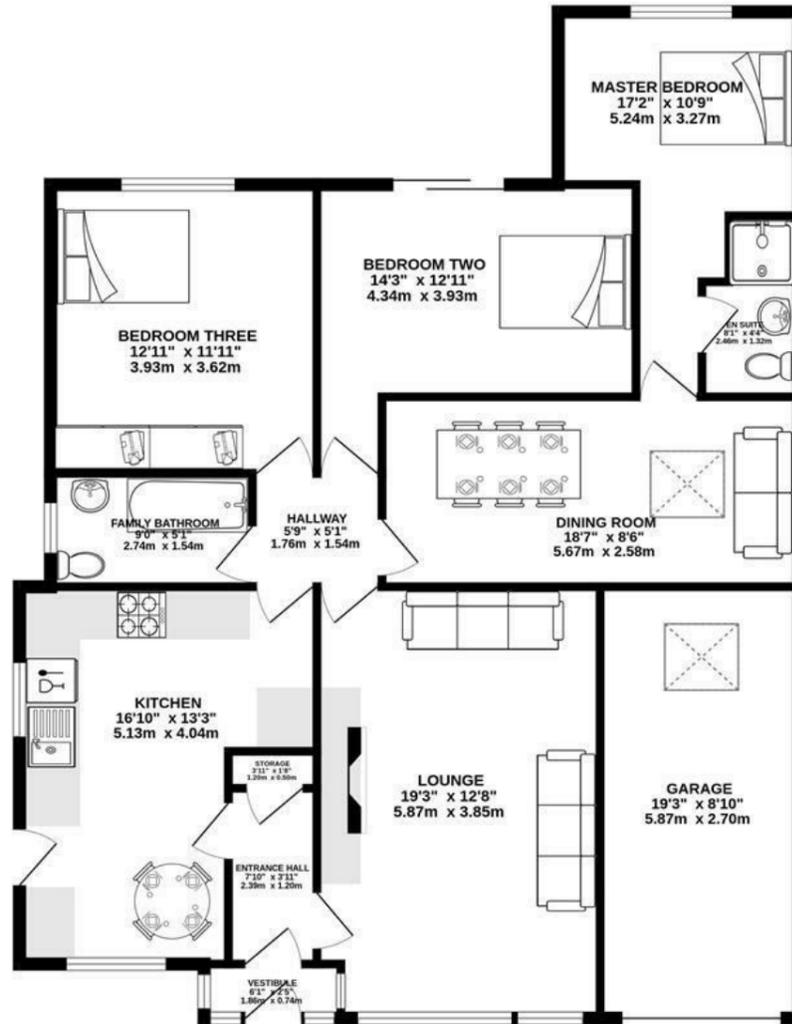








GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.

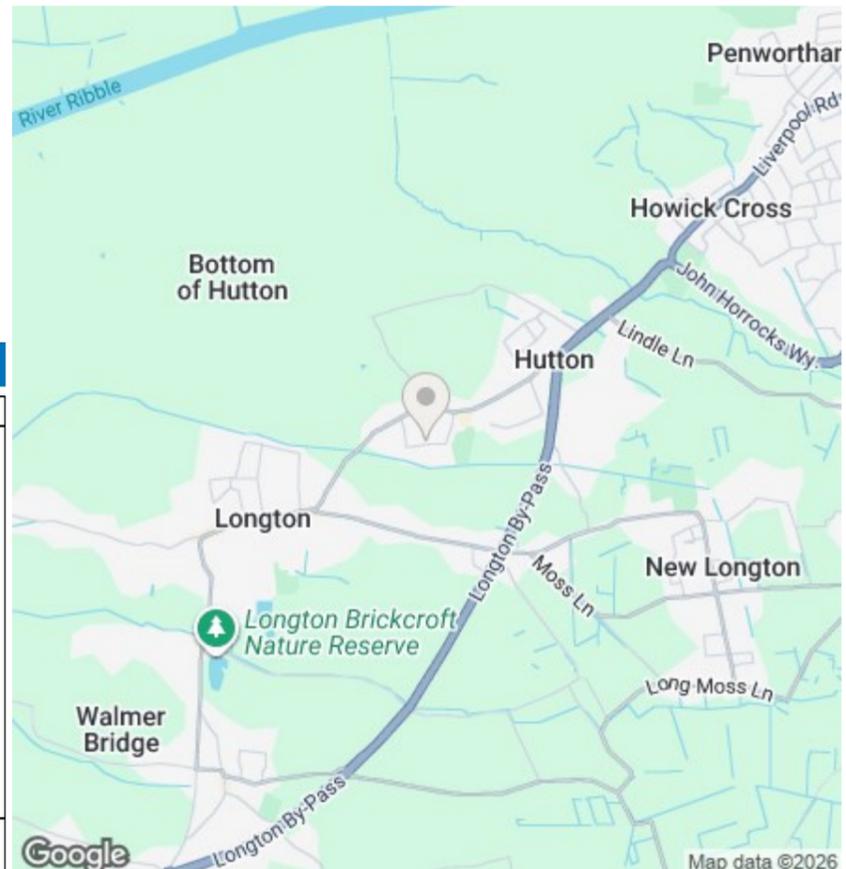


TOTAL FLOOR AREA: 1328 sq.ft. (123.4 sq.m.) approx.

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	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	