



## Crossfield, Hutton, Preston

**Offers Over £249,950**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom detached bungalow, set within the highly desirable area of Hutton, Preston. Positioned on a generously sized plot, one of the standout features of this home is the beautiful open views to the rear, creating a tranquil and picturesque setting.

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.

Stepping into the property, you are welcomed by a bright entrance hallway. To the right is the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect. On the opposite side of the hallway is the open-plan kitchen/diner. The fitted kitchen offers ample storage and includes an integrated oven and hob, while the dining area provides plenty of space for a family dining table. A single door from here leads out to the side of the property.

Continuing through the home, you will find three well-proportioned bedrooms, all of which benefit from integrated storage. There is also a convenient storage room located off the central hallway. In addition, a generously sized boarded loft space with lighting and a pull-down ladder provides excellent additional storage and offers potential for conversion into further living accommodation.

Externally, the property features a private driveway to the front, providing off-road parking for multiple vehicles. There is also up-and-over access to the attached single garage, which is equipped with power and lighting and benefits from rear access to the garden.

The beautiful south-facing rear garden is generously sized and enjoys fantastic views over the nearby countryside. It features a lower patio area with steps leading up to a well-maintained lawn, established borders, and a charming pond, as well as a convenient storage shed.

Early viewing is highly recommended to avoid potential disappointment.







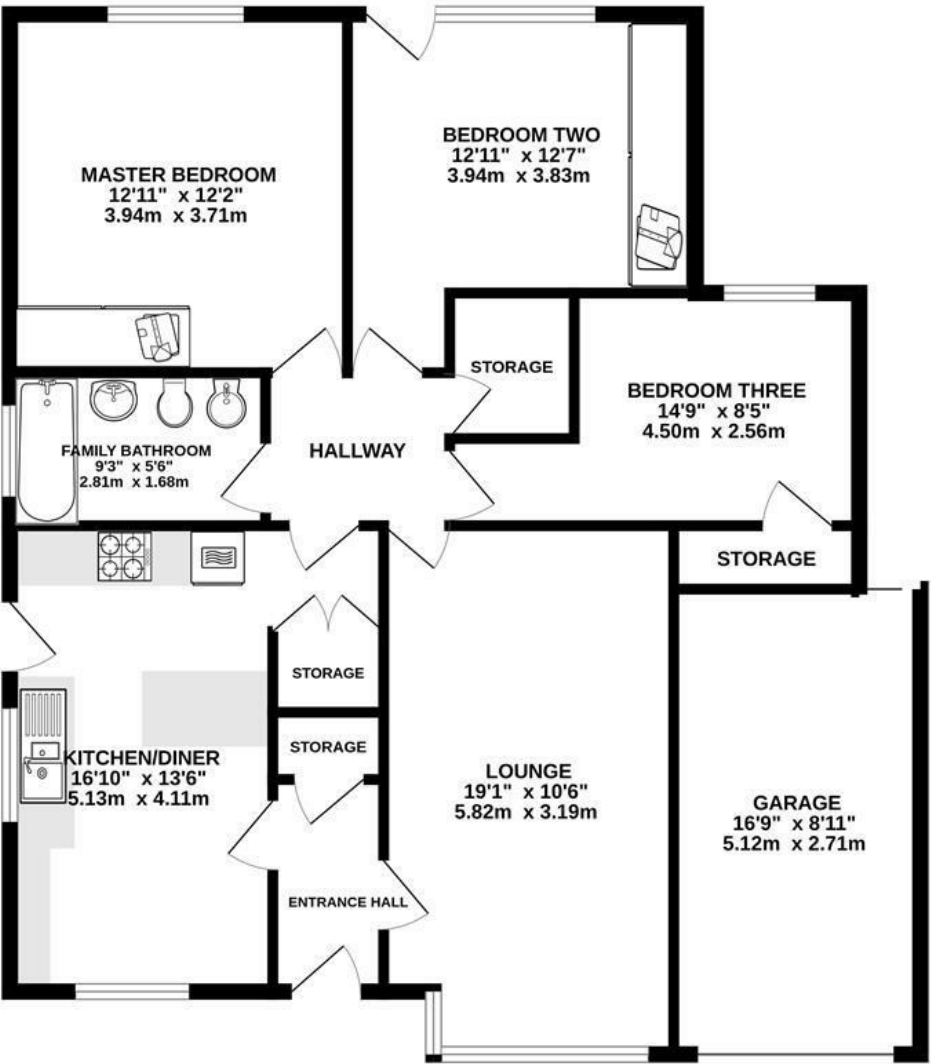






# BEN ROSE

GROUND FLOOR  
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 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 |                                                                                                             |           |
|                                             | 57                                                                                                          | 76        |
| England & Wales                             | 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) A                                                     |                                                                                                               |           |
| (81-91) B                                                       |                                                                                                               |           |
| (69-80) C                                                       |                                                                                                               |           |
| (55-68) D                                                       |                                                                                                               |           |
| (39-54) E                                                       |                                                                                                               |           |
| (21-38) F                                                       |                                                                                                               |           |
| (1-20) G                                                        |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

