



**34 Moss Nook Drive, Grimsargh, Preston, PR2 5TR**

**£329,950**

 4  2  1  B

We are pleased to present this charming four-bedroom detached family home, ideally located in the sought-after village of Grimsargh.

The property welcomes you with an entrance hall that leads into a spacious and inviting living room, alongside a convenient downstairs WC. To the rear, you'll find a modern open-plan kitchen and dining area that opens directly onto a private rear garden, perfect for both everyday living and entertaining.

The garden features a patio area ideal for outdoor dining, a well-maintained lawn perfect for children or relaxing, and a stylish pergola at the bottom of the garden, ideal for a hot tub or year-round outdoor enjoyment.

Upstairs, the home offers four well-proportioned bedrooms, including a master bedroom with en-suite, and a contemporary family bathroom.

To the front of the property, a driveway provides off-road parking and access to the integral garage, while a neat lawn adds to the property's kerb appeal.

Situated close to local amenities, reputable schools, and major transport links, this property offers an excellent opportunity for families seeking both comfort and convenience.

Viewing is highly recommended to truly appreciate all that this beautiful home has to offer.













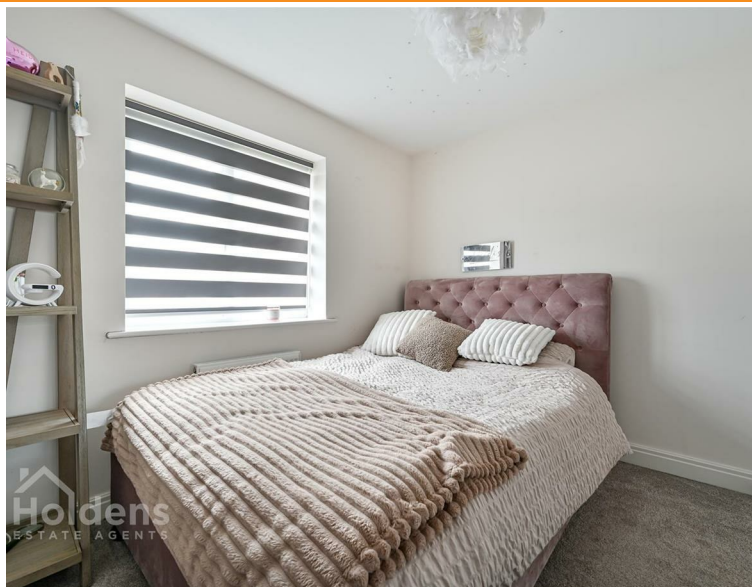














## Road Map



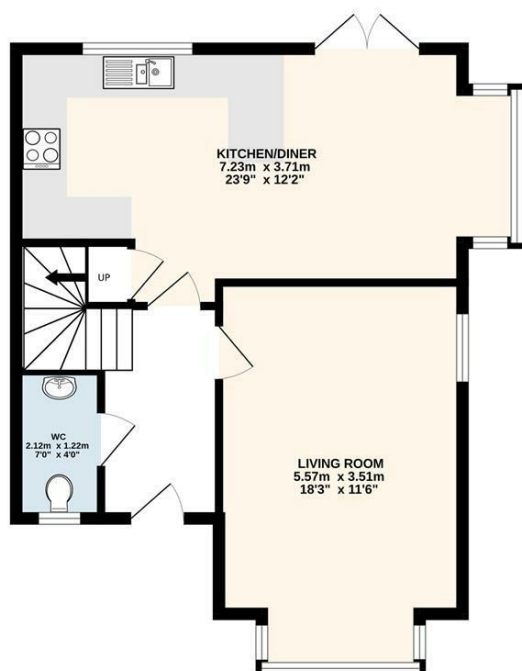
## Hybrid Map



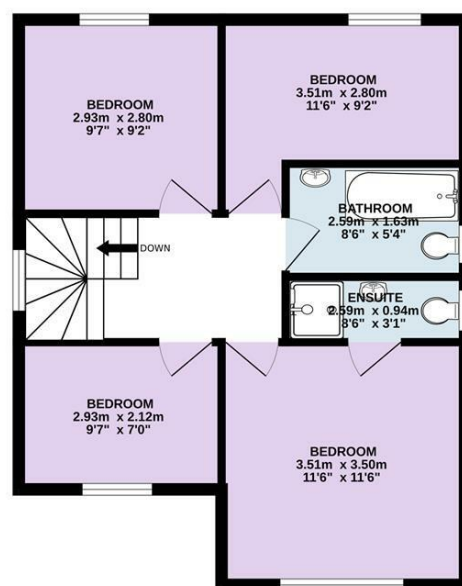
## Terrain Map



GROUND FLOOR  
52.0 sq.m. (560 sq.ft.) approx.



1ST FLOOR  
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA: 100.5 sq.m. (1082 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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