



## The Elm Oak Meadow, Claughton-On-Brock, Preston, PR3 0EJ

£369,995



Holdens are delighted to present the final remaining home in this exclusive new development for the over 55's by Holden Homes, comprising nine detached bungalows. Ideally located close to local amenities, with excellent bus links to Garstang, Preston, and Lancaster, this thoughtfully designed development offers both convenience and comfort.

This last available bungalow features an entrance hallway, a spacious lounge, a modern kitchen/diner, three bedrooms including a master with en-suite, and a stylish family bathroom. A single garage and block-paved driveway provide ample parking, while an electric vehicle charging point is included as standard.

Externally, the property benefits from a landscaped front garden, an Indian stone patio to the rear, and a private, fenced garden. Inside, high-quality finishes include Amtico flooring and fitted carpets, a contemporary SieMatic kitchen with integrated Bosch appliances, and underfloor heating throughout. Bifold doors open to the rear garden, enhancing the indoor-outdoor living experience. The home also comes equipped with a security alarm, external lighting, a low-carbon air source heat pump, and solar panels for improved energy efficiency. A 10-year structural warranty is included for peace of mind.

This is a rare opportunity to secure the final high-specification bungalow in a sought-after and well-connected location.













## Road Map



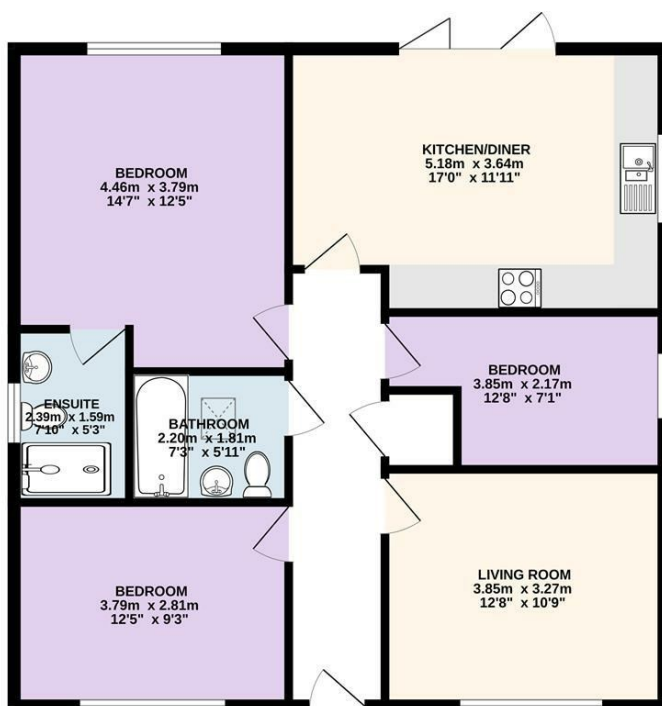
## Hybrid Map



## Terrain Map



GROUND FLOOR  
81.3 sq.m. (876 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (876 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.  
Made with Metropix 6/2025

## 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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