



Lady Well Drive  
Fulwood

- Beautifully Presented 4 Bedroom Home
- 2 Reception Rooms
- Overlooking Woodlands
- Quiet Cul De Sac

**For Sale £350,000 O/o**  
EPC Rating 'TBC'







## Property Description

This four-bedroom home offers a perfect blend of tranquillity and convenience, with easy access to lovely walks, close to amenities, convenient for motorway access, and woodland views at the back.

As you enter, you'll be greeted by a thoughtfully designed interior that boasts a combination of open plan and intimate spaces, all flooded with natural light.

The kitchen to the rear of the home, featuring stunning white cabinetry, offset by the sleek black granite worktops. There's even a five burner hob, double oven and plenty of storage cupboards allowing the resident chef to cook and entertain with ease.

The effortless style extends into the attached utility room, where you'll find direct access to the back garden, perfect for muddy wellies and paws.

The garage has undergone a transformation, now serving a dual purpose. Towards the back, it has been transformed into a charming office or snug, a cosy





space that could be perfect for work or relaxation. The front portion has been designated as a storage area, providing a practical solution to keep things organized and out of the way.

The main living room features a beautiful gas fire, perfect for cosy evenings snuggled inside in the cooler months.

Upstairs, you'll find four well-appointed bedrooms. The primary bedroom is spacious, with room for a king-size bed, an ensuite shower room, and large built-in wardrobes offering great storage. The second bedroom enjoys lovely views over the Woods, while the third bedroom features eaves storage and is currently being used as an office. The fourth bedroom sits at the front of the home.

The property features two and a half bathrooms, including an ensuite shower room with a walk-in shower, a family bathroom with a shower over the bath, and a downstairs cloakroom.

Outside, the front garden offers paved parking spaces for up to two cars, while the private back garden provides a quiet retreat with a separate side access. The garden boasts artificial grass for easy maintenance, raised beds, and two patios, ideal for outdoor entertaining or simply enjoying the picturesque surroundings.



#### LOCAL INFORMATION

FULWOOD lies north of Preston, Lancashire and is well positioned for access to the M55 and M6. Within easy reach of leisure and amenities, with Preston Golf Course, Booth's and Asda supermarkets, Preston College, and the Royal Preston Hospital being close by. Excellent catchment area for primary and secondary schools and within reach of well-regarded private schools including Kirkham Grammar in Preston, Westholme in Blackburn, and Stoneyhurst in Clitheroe. There are also cycle paths from Fulwood through Lancaster to Carnforth, as well as the Guild Wheel.



#### ENTRANCE HALL

#### LIVING ROOM

13' 4" x 11' 5" (4.06m x 3.48m)

#### DINING BREAKFAST KITCHEN

20' 11" x 9' 6" (6.38m x 2.9m)

#### UTILITY ROOM

4' 8" x 6' 9" (1.42m x 2.06m)

#### OFFICE/ SNUG

8' x 9' 4" (2.44m x 2.84m)

#### DOWNSTAIRS WC







LANDING

BEDROOM ONE

11' 4" x 11' 8" (3.45m x 3.56m)

ENSUITE

BEDROOM TWO

9' 9" x 9' 9" (2.97m x 2.97m)

BEDROOM THREE

7' 8" x 9' 4" (2.34m x 2.84m)

BEDROOM FOUR

11' 2" x 6' 8" (3.4m x 2.03m)

BATHROOM

6' 9" x 5' 4" (2.06m x 1.63m)

OUTSIDE



CONVERTED GARAGE/STORE

8' 4" x 6' 4" (2.54m x 1.93m)

We are informed this property is Council Tax Band D  
For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.



Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor



Floor 1



**Approximate total area<sup>9</sup>**

109.25 m<sup>2</sup>  
1175.99 ft<sup>2</sup>

**Reduced headroom**

1.61 m<sup>2</sup>  
17.37 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

rightmove

Zoopla  
zoopla.co.uk

OnTheMarket.com

Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>

36e Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

www.roberts-estates.co.uk  
info@roberts-estates.co.uk  
01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements