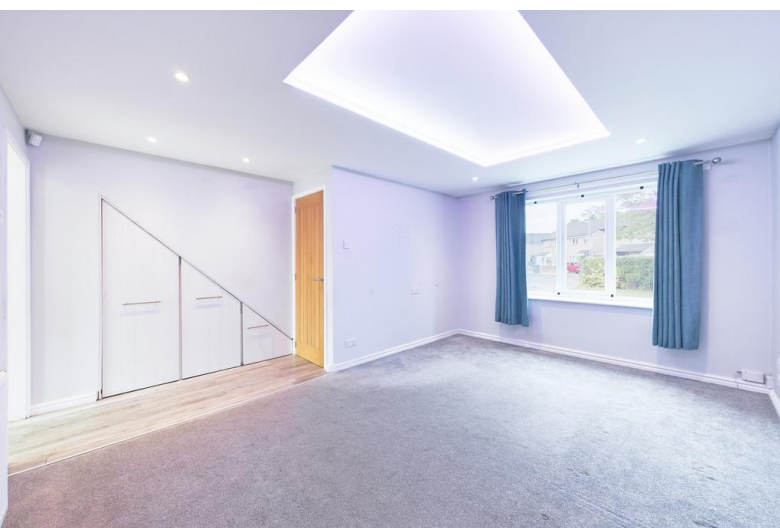


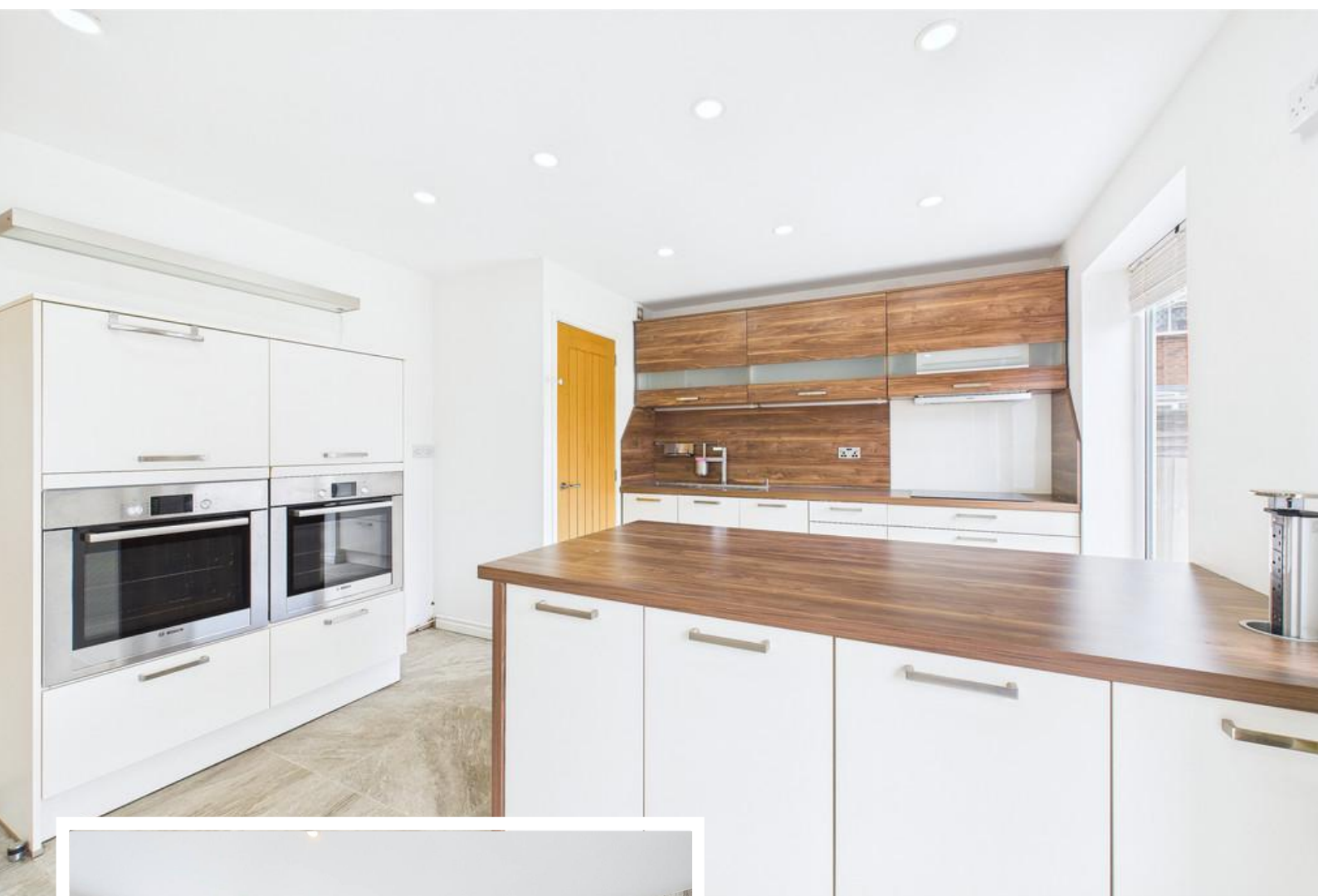


Kingshaven Drive
Penwortham

- **Spacious and Well-Presented Home**
- **4 Bed Detached**
- **No Chain - Ready to Move In**
- **Quiet Cul-De-Sac**

Offers Over £275,000
EPC Rating 'TBC'





Property Description

- * Spacious and Well-Presented 4-Bedroom Detached Home
- * Quiet Cul-de-Sac Setting
- * No Chain Delay – Ready to Move In

This generously proportioned four-bedroom detached property is ideally situated at the end of a quiet cul-de-sac, offering peace, privacy, and excellent family living space. Well-maintained and stylishly presented throughout, the home features ample off-road parking with the added benefit of extra space suitable for a caravan or motorhome. A detached garage further enhances the practicality of this fantastic home.

Upon entering, you are welcomed by a spacious entrance hallway with a convenient ground floor WC. Cleverly designed under-stairs storage cupboards provide excellent space-saving solutions.

The bright and comfortable living room features modern feature lighting and offers an inviting space for relaxation. At the heart of the home is the open-



plan dining kitchen, fitted with crisp white cabinetry, solid wooden worktops, and stylish splashbacks. The kitchen includes double integrated electric ovens, striking upright feature radiators, and doors leading out to the rear garden-perfect for indoor-outdoor entertaining. A useful utility cupboard provides discreet storage for laundry appliances.

Upstairs, the first floor hosts four well-proportioned bedrooms and a modern family bathroom, ideal for growing families or those needing additional space for a home office or guest room.

Externally, the property boasts attractive front and rear gardens. The rear garden is particularly generous, offering plenty of room for outdoor living, play, or gardening.

LOCAL INFORMATION PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.



HALLWAY

LIVING ROOM 15' 4" x 10' 9" (4.67m x 3.28m)

DINING KITCHEN 12' 1" x 16' 11" (3.68m x 5.16m)

UTILITY CUPBOARD

WC

FIRST FLOOR

BEDROOM ONE 12' 9" x 10' 5" (3.89m x 3.18m)

BEDROOM TWO 8' 10" x 10' 6" (2.69m x 3.2m)

BEDROOM THREE 9' 11" x 6' 4" (3.02m x 1.93m)

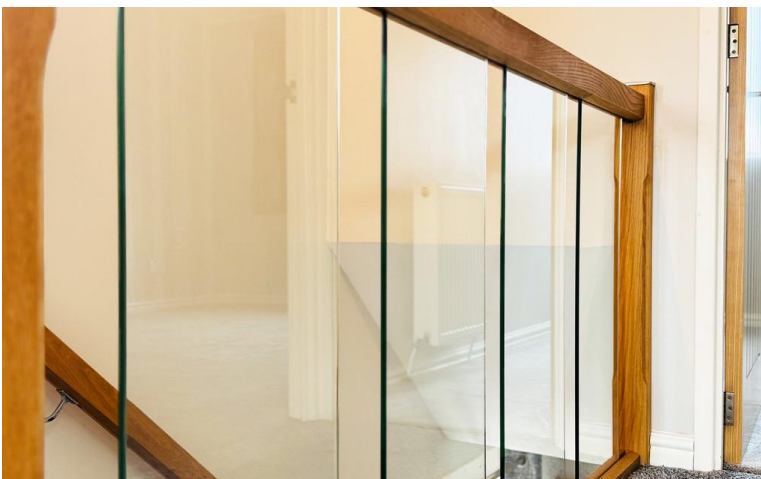
BEDROOM FOUR 8' 9" x 6' 3" (2.67m x 1.91m)

BATHROOM 5' 3" x 7' 6" (1.6m x 2.29m)

OUTSIDE

GARAGE 21' 11" x 10' 2" (6.68m x 3.1m)

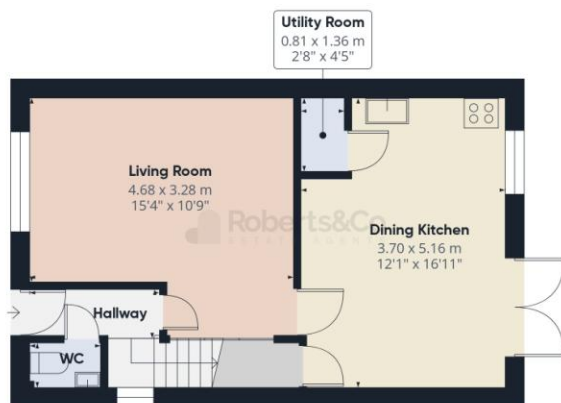
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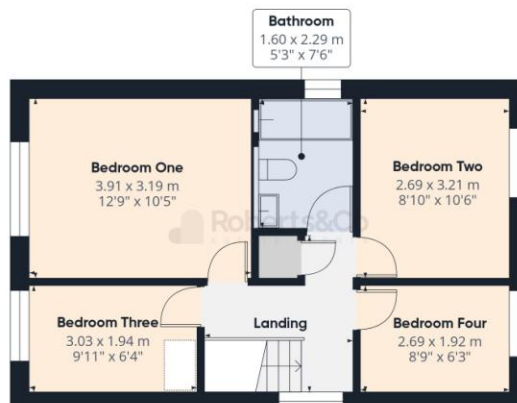


be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
104.2 m²
1123 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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