



Claytongate Drive
Penwortham

- 4 Bedroom Detached Home
- 3 Reception Rooms
- Fantastic Size Plot
- Modern Fitted Dining Kitchen

For Sale £440,000
EPC Rating 'C'





Property Description

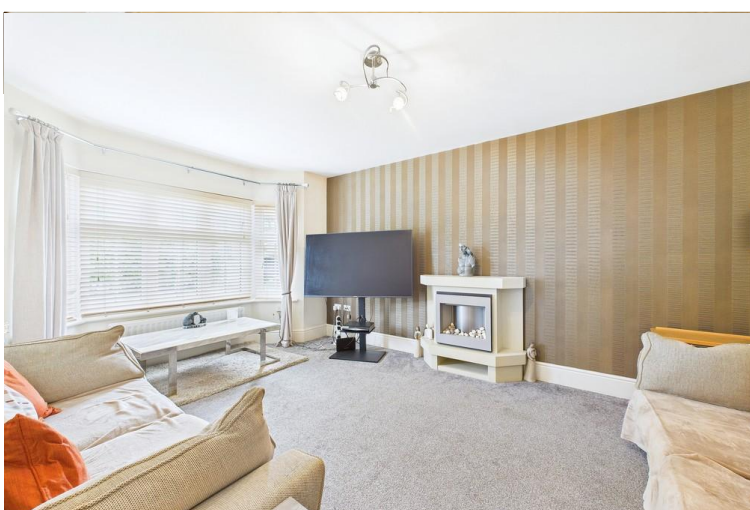
- * Spacious 4-Bedroom Detached Family Home
- * Multiple Reception Rooms
- * Stylish Outdoor Entertaining Area

This spacious four-bedroom detached home is located in the highly sought-after area of Penwortham, offering both privacy and convenience. With easy access to local amenities, Preston city centre, and nearby countryside, the property combines modern family living with a desirable lifestyle.

To the front of the property, there is a spacious driveway providing off-road parking for up to three vehicles.

Upon entering the home, you are welcomed into a bright and spacious entrance hall. The main living room is a comfortable and inviting space, featuring a charming gas fireplace and a large bay window that fills the room with natural light.

The garage has been thoughtfully converted to create





an additional, generously sized reception room, offering flexibility for use as a family room, playroom, or home cinema. A further room, ideal for home working or study.

At the heart of the home is a modern fitted dining kitchen, complete with double electric ovens, a gas hob, integrated fridge and freezer, and an integrated dishwasher. French doors open directly onto the rear garden, making this an ideal space for both everyday living and entertaining.

Adjoining the kitchen is a practical utility room, offering additional storage and worktop space, as well as plumbing and space for a washing machine and tumble dryer. There is also a sink and direct access to the rear garden via a back door.

A convenient WC completes the downstairs.

Upstairs, the property offers four spacious double bedrooms. Two of the bedrooms benefit from stylish en-suite shower rooms and fitted wardrobes, providing comfort and convenience for family members or guests.

The rear garden is a standout feature, offering a lawn, an ornamental pond, and a choice of seating areas perfect for relaxing or entertaining outdoors. A unique outdoor bar adds a touch of character and is ideal for summer gatherings and social events.

This impressive home is perfect for growing families or those seeking versatile living space in a prime location.

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.

ENTRANCE HALL

LIVING ROOM 17' 4" x 12' (5.28m x 3.66m)

DINING KITCHEN 11' 1" x 19' 8" (3.38m x 5.99m)

UTILITY ROOM 8' x 5' (2.44m x 1.52m)

SECOND RECEPTION ROOM 17' 1" x 15' 9" (5.21m





x 4.8m)

OFFICE 7' 11" x 9' 11" (2.41m x 3.02m)

WC

FIRST FLOOR

BEDROOM ONE 14' 8" x 10' (4.47m x 3.05m)

ENSUITE 8' 4" x 6' 6" (2.54m x 1.98m)

BEDROOM TWO 12' 7" x 9' 3" (3.84m x 2.82m)

ENSUITE 6' x 6' 6" (1.83m x 1.98m)

BEDROOM THREE 11' 2" x 9' 3" (3.4m x 2.82m)

BEDROOM FOUR 10' x 9' 7" (3.05m x 2.92m)

BATHROOM 8' 6" x 6' 3" (2.59m x 1.91m)

OUTDOOR BAR 10' 4" x 18' 11" (3.15m x 5.77m)

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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