



15 Blackberry Way, Preston, PR1 9LQ

£420,000

Nestled within a tranquil cul-de-sac, this exceptional four-bedroom detached house offers a perfect blend of comfort and practicality. As you approach, you'll immediately notice the spacious driveway leading to the garage, ideal for secure parking and additional storage. The welcoming entrance hall sets the tone for the rest of the home, opening up to a generously proportioned layout that effortlessly combines style with practicality.

The heart of this delightful family home is the expansive living space, which flows seamlessly into a bright and airy conservatory. This additional room is perfect for relaxing with a book or entertaining guests while enjoying views of the private rear garden. The garden itself offers ample space for outdoor activities, gardening, or simply unwinding in the fresh air.

The well-equipped kitchen features ample counter space. Adjacent to the kitchen is a versatile playroom, perfect for young families needing a dedicated space for children to explore and play. The ground floor also features a convenient WC.

Upstairs, the master bedroom boasts an en-suite, providing a private retreat at the end of a busy day. Three additional bedrooms offer generous living space for family members or guests, complemented by a well-appointed family bathroom. Each room is designed with comfort in mind, providing plenty of natural light and storage solutions.

Located in a sought-after cul-de-sac, this property ensures a peaceful and safe environment, ideal for families. With its spacious layout, superb features, and prime location, this house truly stands out as an exceptional family home. Please get in touch with any questions or to arrange a viewing.

Floor Plan

Ground Floor

Approx. 93.9 sq. metres (1010.8 sq. feet)



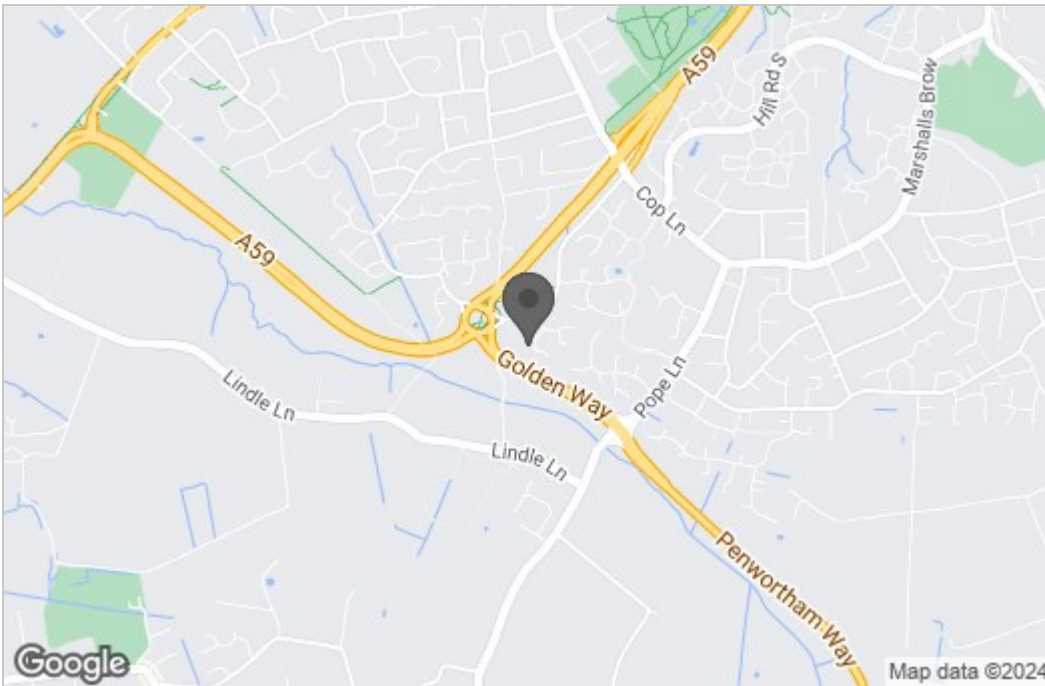
First Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



Total area: approx. 143.8 sq. metres (1547.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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