



Reedfield Place, Bamber Bridge, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this PRICED TO SELL, charming four bedroom, detached bungalow in the sought-after location of Bamber Bridge. Situated in a quiet residential street, this delightful property offers a secluded retreat while being conveniently close to excellent travel links and a range of amenities. This would make the ideal family home, offering an abundance of versatile space throughout.

Main access to the property is via the rear where you're welcomed into the kitchen/diner. The modern kitchen comprises of ample wall and base units and benefits from an integrated dishwasher, with plenty of room for freestanding appliances. Adjacent to the kitchen is enough space for a small family dining table along with access to the hall. Continuing through you'll find the family bathroom with separate WC and bath and some integral storage space. Also on this floor is the good sized master bedroom and bedroom two. Both of these spaces benefit from bay windows allowing for ample light there is enough space for a double bed and additional furnishings. Towards the front of the home, lies the porch and lounge. The lounge is of a good size, will comfortably fit a three piece sofa set and benefits from an additional front facing bay window. Lastly on this floor lies the dining room. Large enough to accommodate a large family dining table, it is here you can also find access to the stairs.

Moving up to the second floor you'll find two additional, double bedrooms and an additional room perfect for storage.

Stepping outside, the property boasts a gated driveway that can accommodate multiple cars. There is a second drive for two and a single garage to the rear.

The home sits on an enviable plot with a generous front and rear garden, with additional land to the side and across the road. This property must be viewed in order to fully appreciate the accommodation on offer.

This property was fitted with a new boiler as of 2021.



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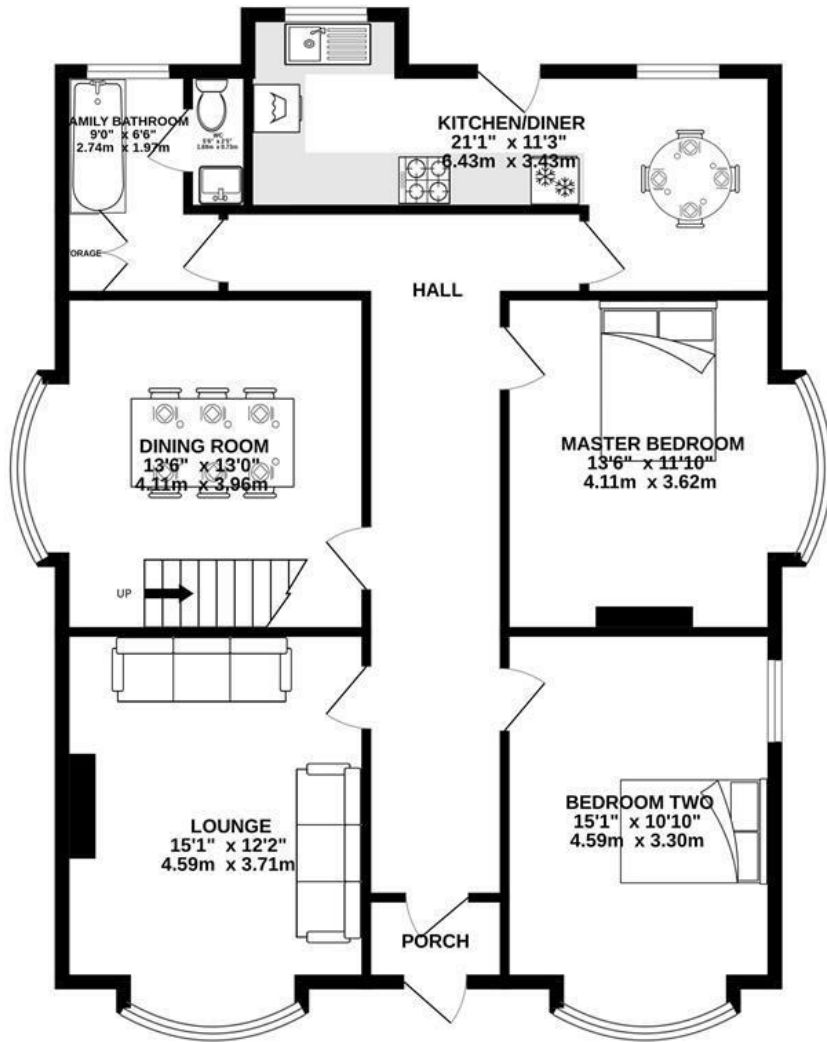




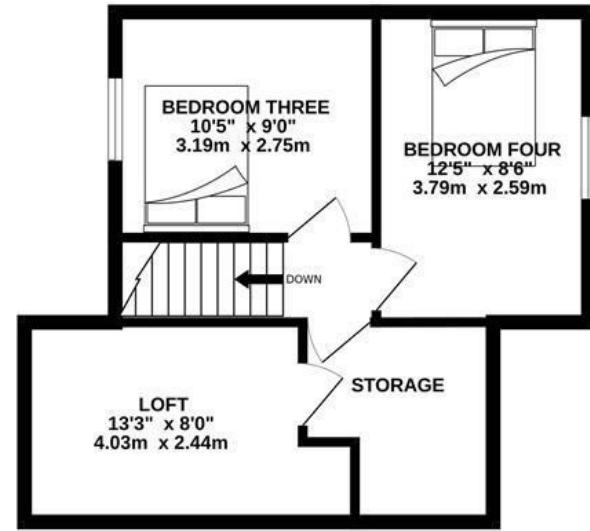




GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



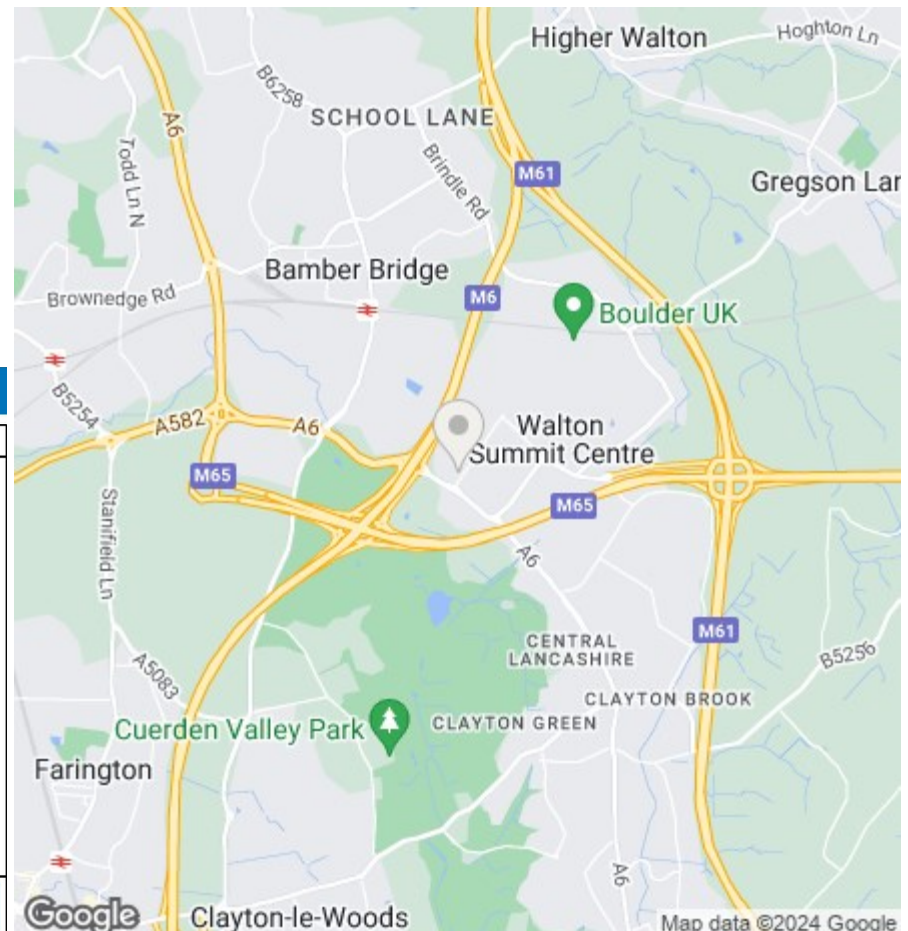
1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	