



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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High Meadow, Walton-Le-Dale, Preston

Offers Over £324,950

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom, detached property situated towards the end of a quiet cul-de-sac on a sought-after residential development. This family home offers a tranquil living environment while being conveniently located just a ten-minute drive from Preston City Centre. The surrounding area boasts excellent travel links and a range of amenities, ensuring a comfortable and connected lifestyle.

Stepping inside, the reception hall welcomes you with its inviting atmosphere, setting the tone for the rest of the home. The ground floor of this property offers a seamless flow, perfect for modern family living. The lounge features a stunning panoramic, electric flame effect fireplace, creating a cosy ambiance for relaxing evenings. Adjacent to the lounge, the conservatory provides an additional space with fitted air-conditioning, offering year-round comfort. The dining room seamlessly connects to the newly fitted kitchen, which boasts integrated appliances and patio doors leading out into the garden. A convenient WC is also located under the stairs. There is also underfloor heating fitted throughout the ground floor for added convenience and comfort.

Moving up to the first floor, you will find four well-appointed bedrooms. The master bedroom is a true retreat, benefiting from air-conditioning, a fitted wardrobe, and a private ensuite for added convenience. The three-piece family bathroom is a unique haven with its wooden accents, carved stone sink, and a luxurious jacuzzi bath complete with an overhead rainfall shower head.



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
73	84

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 CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

