



St. Johns Drive, Whittingham, Preston

£224,995

Ben Rose Estate Agents are pleased to present to market this lovely, three-bedroom, semi-detached property situated on a brand-new development in Whittingham, Preston. This home is being presented with NO ONWARDS CHAIN and is an ideal choice for families, nestled in countryside surroundings yet offering easy access to neighbouring towns and villages, including Preston City Centre. Commuting is convenient with excellent travel links via the nearby M6 and M55 motorways.

Entering through the welcoming entrance hall, you'll find the heart of the home on the ground floor. The kitchen/diner, complete with integrated appliances such as a dishwasher, washer, fridge/freezer, and oven, awaits just off the hall. This space also offers room for a dining table, access to under stair storage, and a convenient WC. Moving through, the spacious lounge at the rear beckons, with patio doors opening directly onto the garden.

Ascending to the first floor, you'll discover two of the three bedrooms, providing comfortable accommodation for family or guests. Adjacent, a three-piece family bathroom awaits, featuring an over-the-bath shower for added convenience.

Venturing up to the second floor, the master bedroom awaits, offering generous space and an inviting vaulted ceiling. This floor also boasts a three-piece ensuite shower room, providing a private space for everyday convenience.

Externally, the property boasts a driveway to the front with space for two cars, ensuring ample parking for residents and visitors alike. To the rear, a good-sized garden awaits, complete with a patio area and lawn - perfect for outdoor gatherings or relaxing. Additionally, a shed provides storage space for outdoor essentials.

This delightful property offers a perfect blend of modern living, convenient location, and tranquil surroundings, making it an ideal choice for discerning buyers seeking a family home in Whittingham, Preston.



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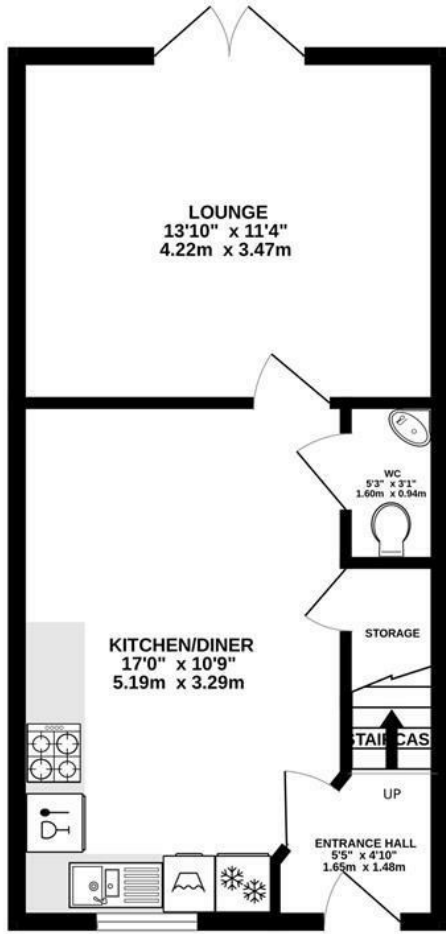
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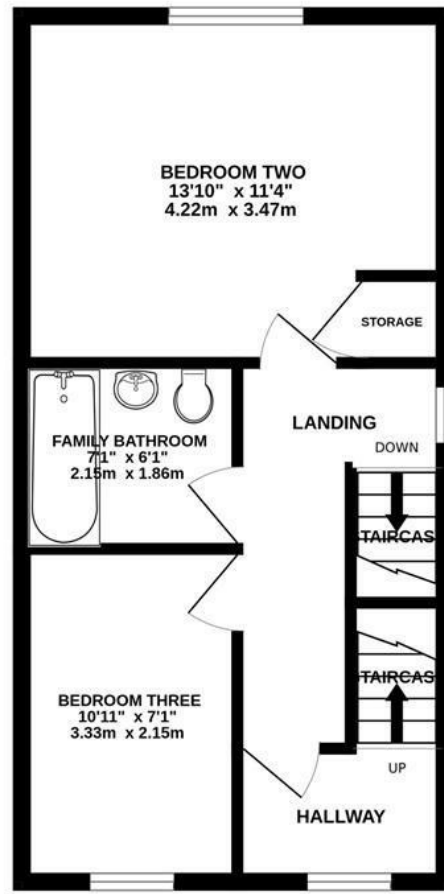
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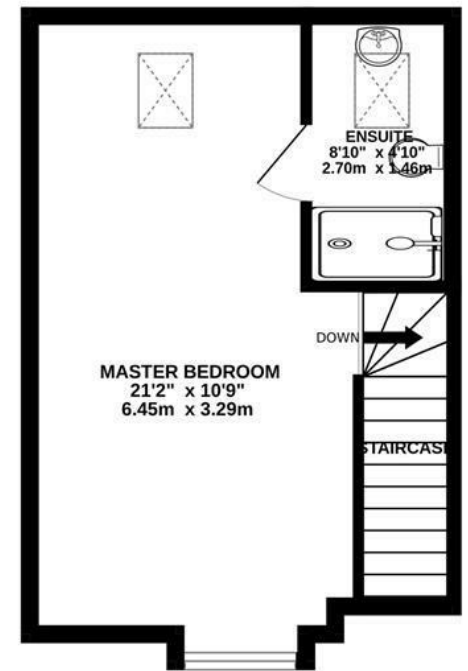
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.

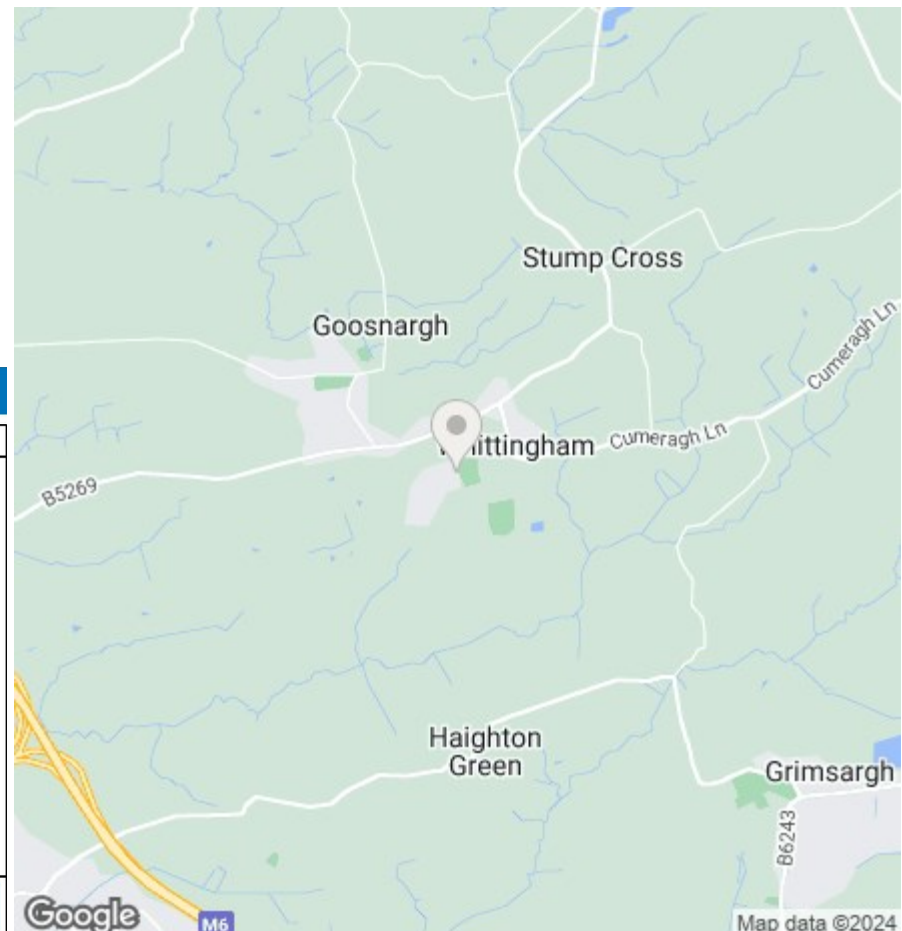


TOTAL FLOOR AREA : 1067 sq.ft. (99.2 sq.m.) approx.

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
85	95
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 (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	