



**Whitehall Drive, Broughton, Preston**

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom dormer bungalow on the brand new Whittingham Place development in Broughton, Preston. This property is being presented with NO ONWARDS CHAIN and is ideal for families or couples in the area. Situated towards the entrance of the development, it benefits from an open aspect view to the front and offers easy travel links via the nearby M6, as well as routes to Preston and The Lake District.

As you step into this lovely home, you're welcomed into a bright reception hall. Ahead, you'll find an open-plan lounge/diner/kitchen, offering plenty of space for a full settee suite and a family dining table. This inviting space is graced with a bay-fronted window and a patio door leading to the garden. This space then opens into the modern fitted kitchen, complete with integrated appliances, including an oven and a fridge/freezer. The master bedroom is also located on this floor, boasting a modern three-piece ensuite with under floor heating, adding to the convenience of one-level living.

Heading up to the first floor, you'll discover two generously sized bedrooms, both benefiting from sizeable fitted wardrobes. A three-piece family bathroom completes the first-floor accommodations, also featuring under floor heating and offering added practicality.

To the rear of the property is a private driveway with space for two cars leading up to the single garage. The rear garden is a of a generous size for the development, featuring a multi-tiered patio and even a high-spec garden room, complete with its own WC and log burner. This space also has a variety of uses from an entertainment space to an outdoor office.

In summary, this home on Whittingham Place offers an exceptional opportunity for first-time buyers, with a modern design, convenient amenities, and excellent travel connections. Don't miss out on the chance to make this your new home and enjoy all the comfort it has to offer.



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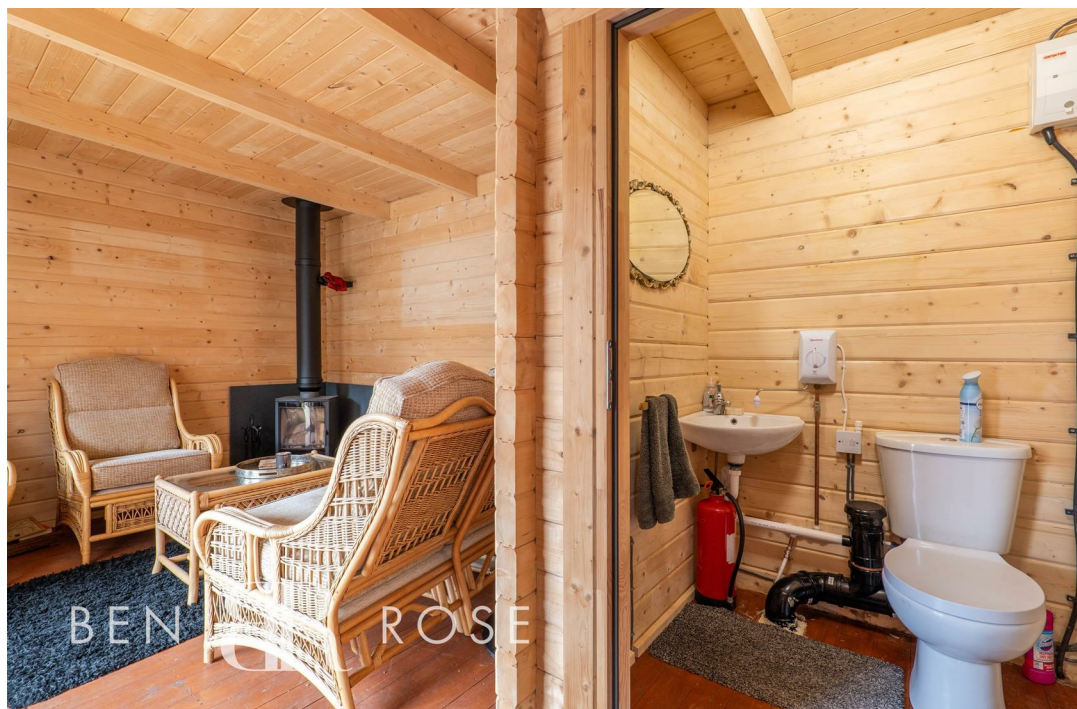




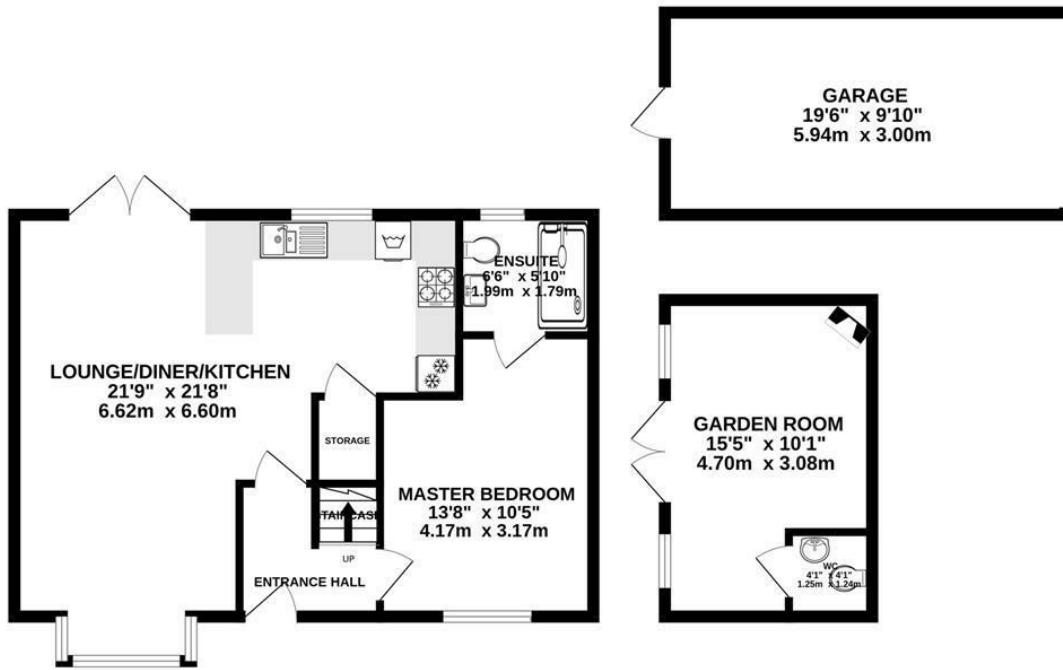




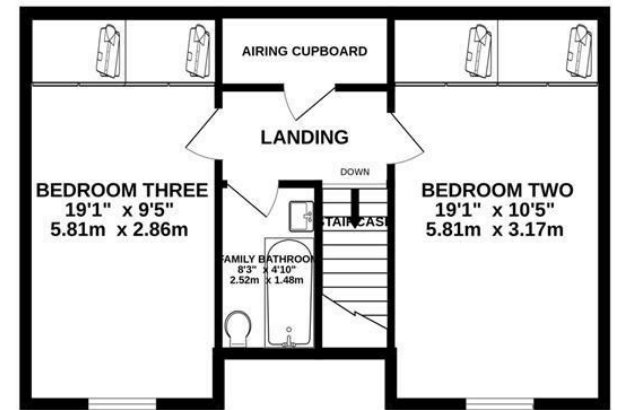




GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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