



**Cornflower Drive, Whittingham, Preston**

**Offers Over £299,995**

Ben Rose Estate Agents are delighted to introduce to the market this beautifully presented four-bedroom detached property located in the much sought-after area of Whittingham, Preston. Situated on a newly developed housing estate and nestled in a private cul-de-sac, this impressive property is the perfect family home, offering an abundance of indoor and outdoor space. Conveniently located close to Preston, Garstang, Longridge, and major motorway links, it is surrounded by excellent local schools, shops, and amenities. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall, where a convenient WC, cloakroom, and stairs to the upper level are located. The hallway provides access to the spacious lounge at the front and the open-plan kitchen/dining room at the rear. Both spaces are generous in size. The beautiful kitchen offers integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, while the dining space provides ample room for a family dining table and access to the garden via double patio doors. A convenient utility room is located off the kitchen/dining room, offering additional space for fitting freestanding appliances.

Moving upstairs, you will find four well-appointed bedrooms, with the master and bedroom two benefiting from integrated storage. The master also boasts a three-piece ensuite shower room. Additional storage can be found on the landing, and the modern three-piece family bathroom completes this floor.

Externally, the front of the property offers enviable field views. A driveway leads to the detached garage and provides off-road parking for two vehicles. At the rear is a generously sized enclosed garden laid to lawn with paved patio areas.



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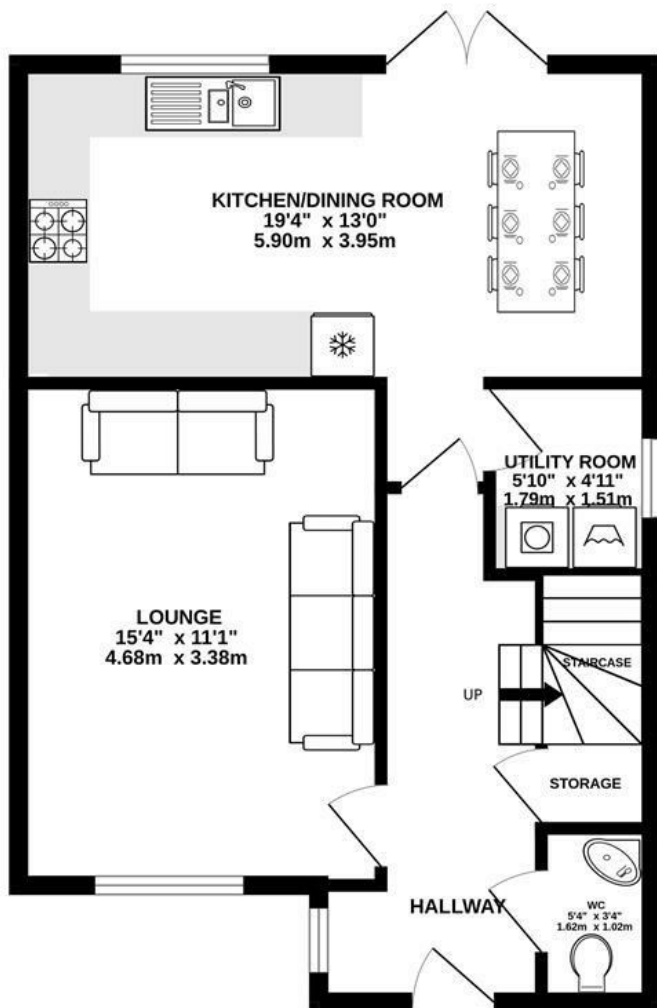




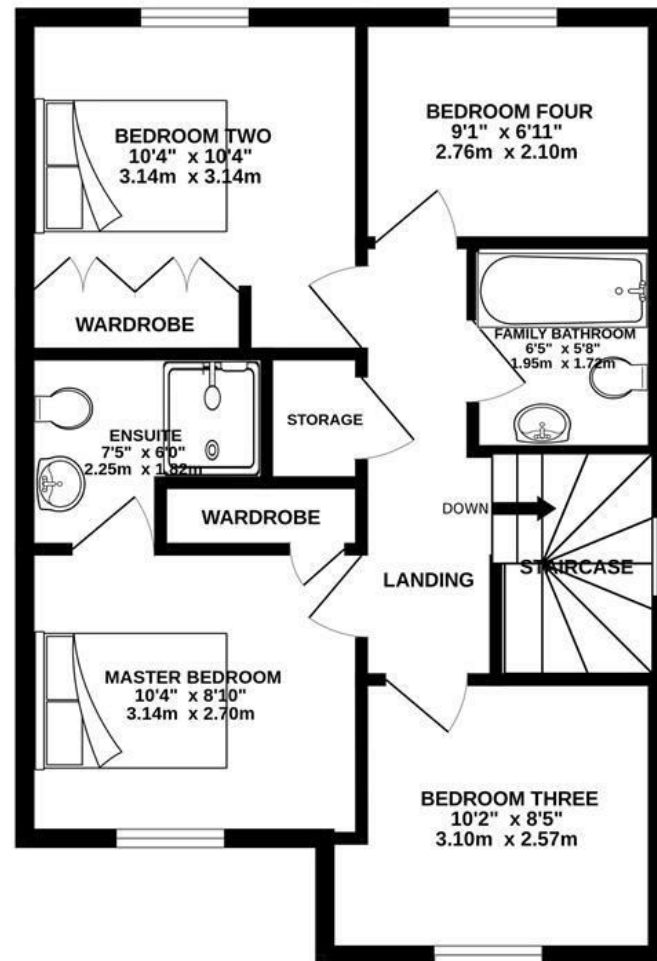




GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

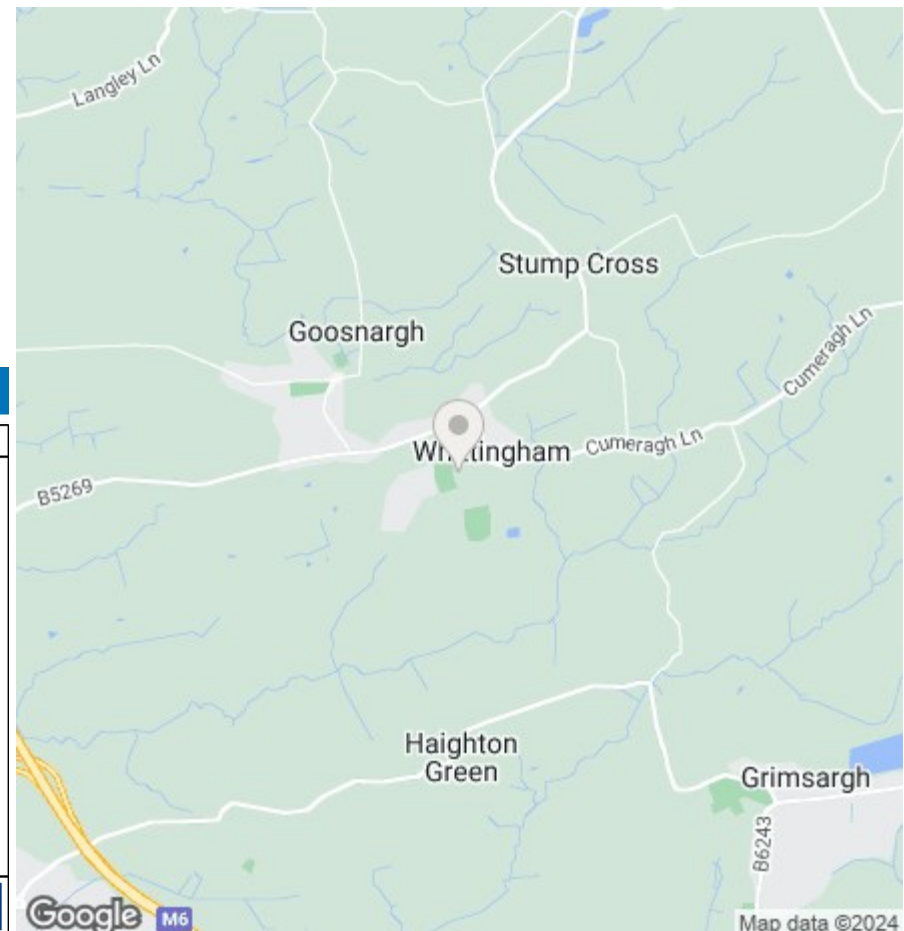


TOTAL FLOOR AREA : 1046 sq.ft. (97.1 sq.m.) approx.

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) <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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	