



## Brookbridge Close, Walton-Le-Dale, Preston

**Offers Over £415,000**

Ben Rose Estate Agents are pleased to present to market this beautiful, four-bedroom detached property situated on a quiet cul-de-sac just outside of Bamber Bridge town centre. This would be an ideal home for families, offering generous indoor and outdoor space. The home is within walking distance to nearby supermarkets and restaurants, as well as local bus routes and Bamber Bridge train station. There is also easy access to Preston city centre from here, as well as the nearby M6 and M61 motorways, making it convenient for commuting.

Upon entering the home, you are welcomed into a reception hall with an open staircase that sets a grand tone for the property. To your right, the spacious lounge boasts a bay fronted window, flooding the room with natural light. Across the hall is a versatile study room, perfect for a home office or playroom. Continuing through the hall, you'll find a convenient WC. The highlight of the ground floor is the open plan kitchen/diner that spans the entire width of the home. The modern fitted kitchen features integrated Neff appliances throughout including a fridge/freezer, a double oven and hob with extractor hood, and dishwasher. The dining area is perfect for family meals, and just off the kitchen is a convenient utility room with plumbing for a washing machine. To the rear of the home, a bright and airy garden room with LED spot lighting offers sliding door access to the garden, creating an ideal space for relaxation or entertaining. For added luxury, the flooring in the kitchen/diner, utility room and WC is Amtico.

Moving to the first floor, the property offers four double bedrooms, each benefiting from fitted wardrobes providing ample storage space. The master bedroom features a three-piece en-suite, adding a touch of luxury. The remaining bedrooms are serviced by a four-piece family bathroom, which includes a bath and separate shower cubicle, ensuring comfort and convenience for all family members.

For added peace of mind the property has a security alarm fitted as well as central heating controls that enable separate control of both the ground floor and first floor heating. The home is only five years old, with five years remaining on the NHBC guarantee.

Externally, the property impresses with a driveway capable of accommodating two cars, leading up to a double detached garage. The garage has lighting and power as well as loft storage. To the rear, a good-sized garden space awaits, featuring a patio area ideal for outdoor dining, a large central lawn perfect for children to play, a charming pond, and various shrubs adding to the tranquility of the space. For added peace of mind you'll also find outdoor sockets and a tap. In summary, this home combines modern living with ample space, both indoors and out, making it a perfect family residence.





































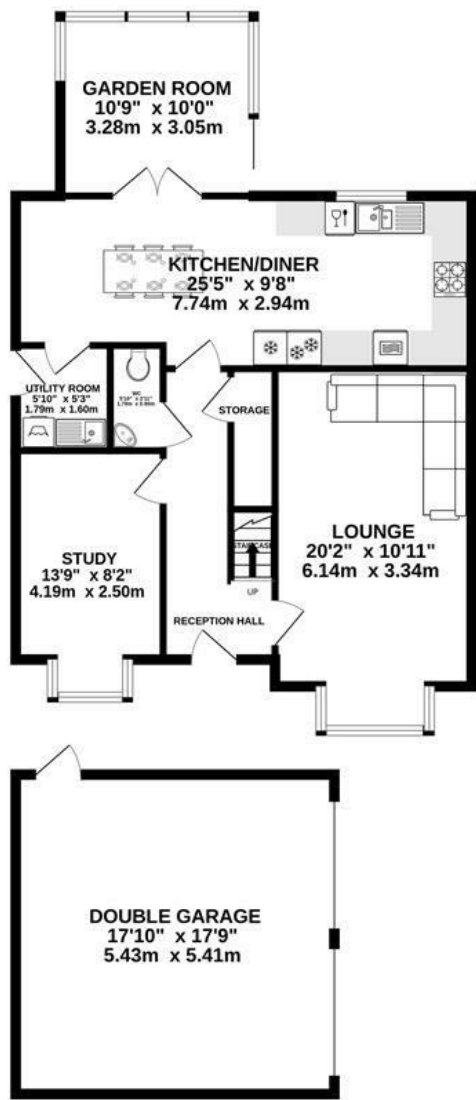




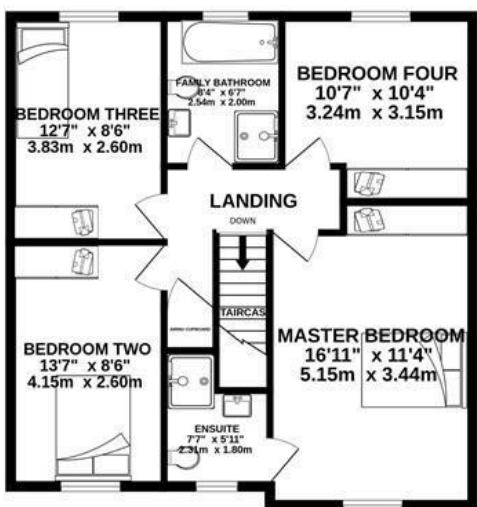


# BEN ROSE

GROUND FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.7 sq.m.) approx.




TOTAL FLOOR AREA: 1805 sq.ft. (167.7 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) A	85	93
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

