



Carr Meadow, Bamber Bridge, Preston

Offers Over £249,950

Ben Rose Estate Agents are delighted to present this spacious four-bedroom detached property, situated in a quiet and friendly estate in Bamber Bridge. This property offers ample space throughout, making it an ideal family home. Conveniently located just a short drive from the city of Preston, it is surrounded by excellent local schools, shops, and amenities. The area also boasts fantastic travel links, with easy access to the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

As you step into the property, you are greeted by a welcoming entrance hallway that features the staircase to the upper level and provides access to most of the ground-floor rooms. To the left, you'll find a spacious lounge that spans the full width of the property, with large windows overlooking the front aspect, offering plenty of natural light. On the opposite side of the hallway, the kitchen offers ample work surface space, equipped with an integrated oven and hob, along with additional space for freestanding appliances. Conveniently, there is internal access to the attached garage from the kitchen.

Continuing through the ground floor, you will come to the dining room, which has plenty of space for a large family dining table. The dining room seamlessly connects to the conservatory at the rear through sliding patio doors. This light and spacious conservatory provides a versatile space to enjoy the garden, which is accessible through double patio doors.

Upstairs, there are four well-proportioned bedrooms and a family bathroom featuring a four-piece suite.

Externally, the front of the property features a lawn garden alongside a private driveway that leads to the detached garage, offering off-road parking for multiple vehicles. The generously sized rear garden includes a lawn and a flagged patio, perfect for outdoor furniture and enjoying the outdoors.





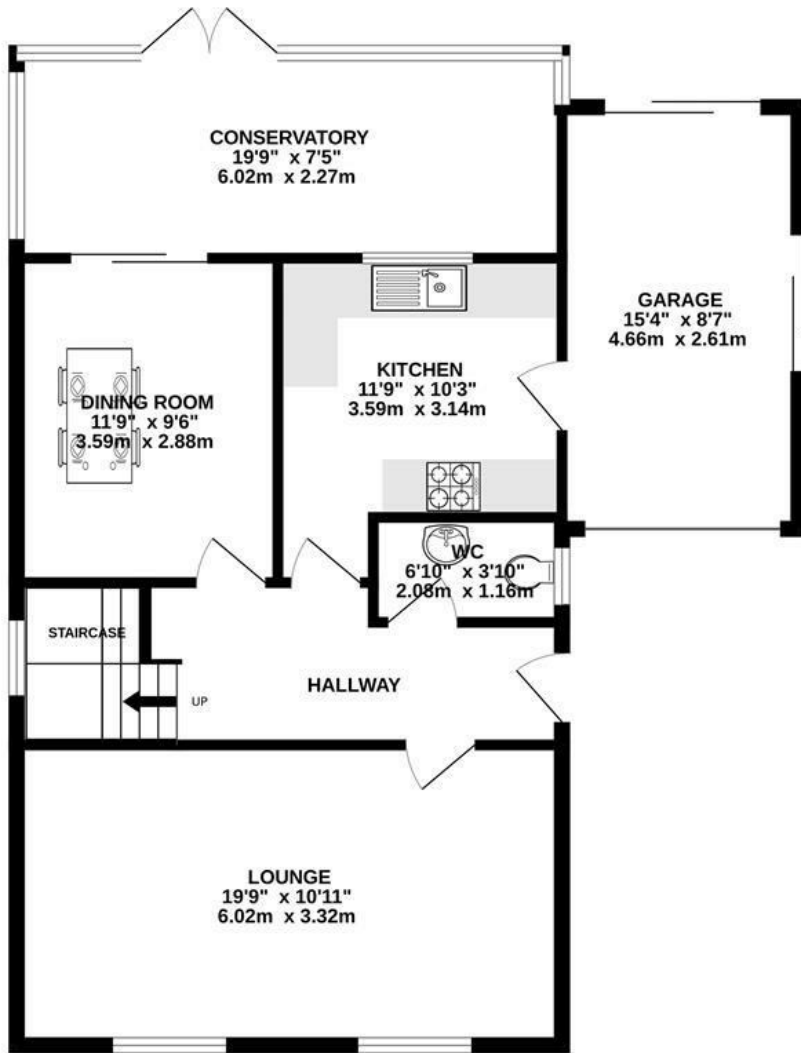




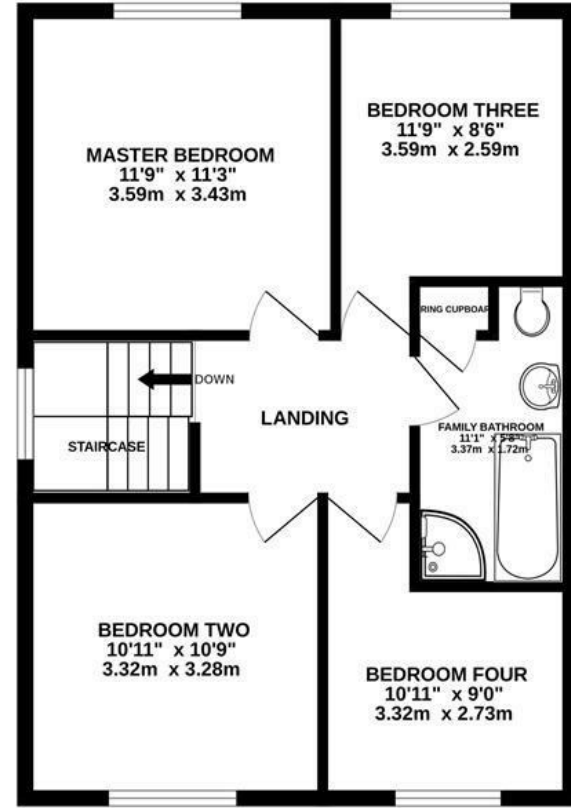




GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.

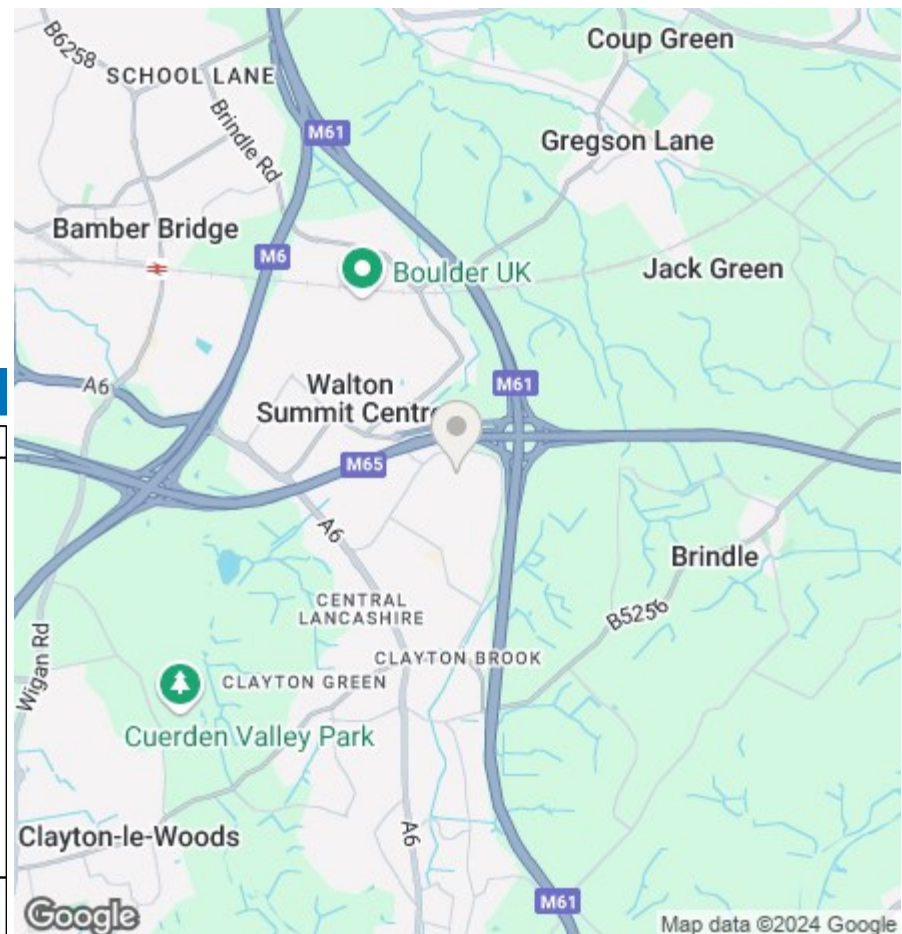


TOTAL FLOOR AREA : 1405 sq.ft. (130.6 sq.m.) approx.

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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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) 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	81

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	