



Oak Leaf Drive, Bamber Bridge, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom home, set in the heart of Bamber Bridge, Lancashire. Offering modern living across three floors, this beautifully presented property is ideal for families seeking a spacious home in a well-connected area. Bamber Bridge provides a wide range of local amenities, including shops, reputable schools, and parks, perfect for day-to-day living. For those commuting, the area boasts excellent transport links, with easy access to the M6, M61, and M65 motorways, as well as nearby train stations and regular bus services connecting to Preston and surrounding towns.

As you step through the front door, you're greeted by a welcoming entrance hall that guides you into the spacious front lounge. This bright and airy room is perfect for relaxing with the family and also offers convenient under-stair storage. Moving through to the rear of the home, you'll find the modern kitchen/diner, complete with integrated appliances and ample space for a dining table. Patio doors open onto the rear garden, making this space ideal for both entertaining and everyday family meals. A convenient WC is also located just off the kitchen, adding to the home's functionality.

On the first floor, an open landing leads to three of the four well-sized bedrooms, all perfect for growing families. The modern three-piece family bathroom, with a sleek design, serves this floor. Each room is light-filled and versatile, allowing for various bedroom or home office setups, depending on your needs.

The entire second floor is dedicated to the luxurious master bedroom. This expansive space benefits from fitted wardrobes and its own private ensuite, offering a tranquil retreat from the rest of the home. The room's generous size and clever storage solutions provide the perfect combination of comfort and practicality.

Externally, the property boasts two private parking bays at the front, ensuring convenient off-road parking. The rear garden, which is accessible from the kitchen and down the side of the house, offers a lovely blend of patio space and lawn, ideal for outdoor dining or children to play. The property also benefits from having its own solar panels.

In summary, this home offers modern family living in a highly sought-after location, perfectly suited for those looking for a stylish and practical forever home.







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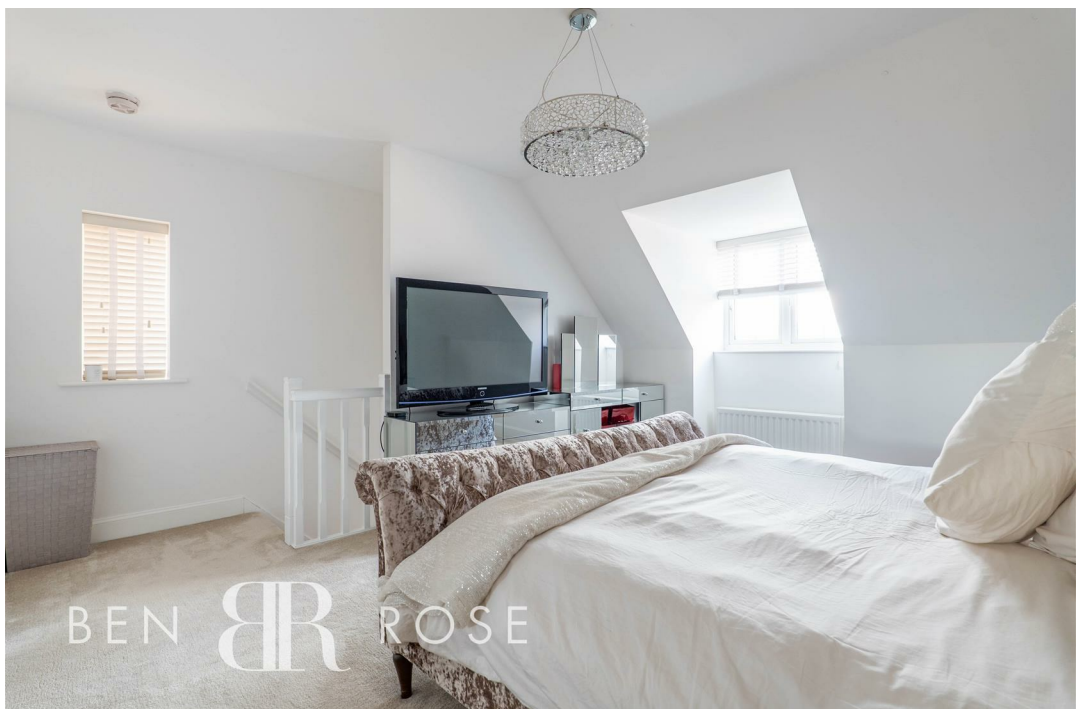
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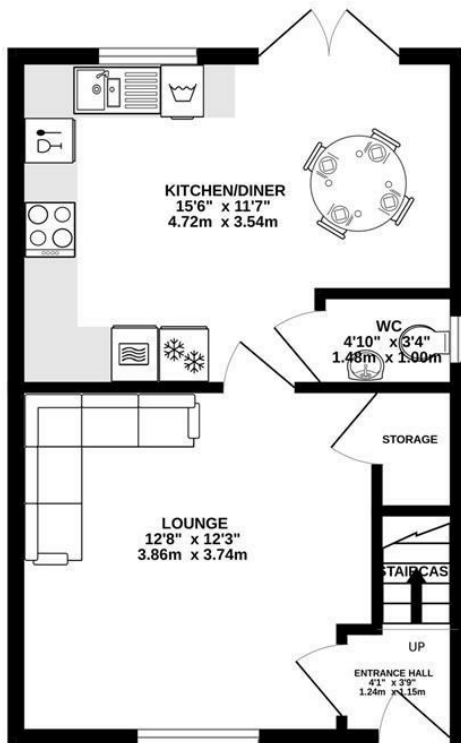
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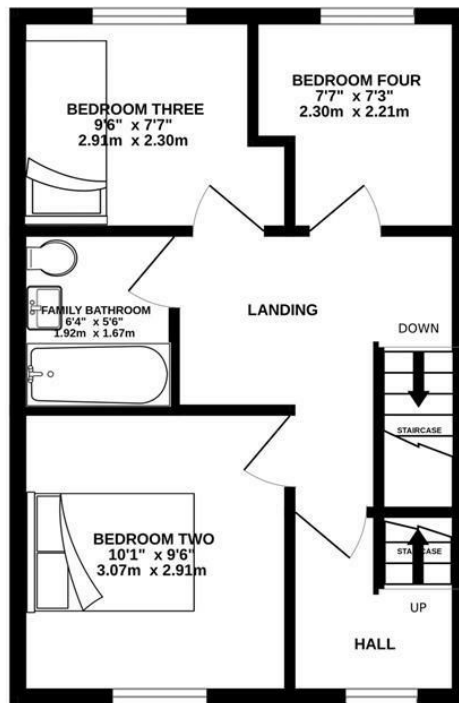
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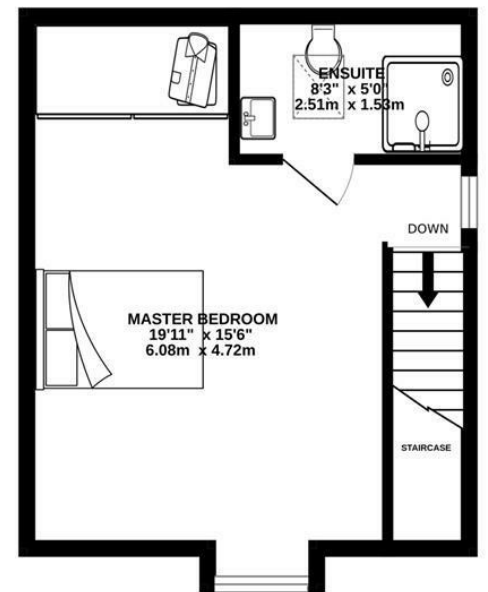
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 ₂) 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		

