



## Peacock Hill Close, Grimsargh, Preston

**Offers Over £315,000**

Ben Rose Estate Agents are pleased to present to market this four-bedroom property situated in the highly desirable village of Grimsargh, Preston; sold with no onwards chain!

This beautifully finished home boasts a modern aesthetic and a spacious layout, making it perfect for family living. Nestled in a tranquil cul-de-sac, the property is conveniently located near essential amenities, including local shops and schools, with excellent travel links and easy access to the M6 motorway. Regular bus services connect to surrounding towns and cities.

As you step inside, you're greeted by an inviting and modern entrance hall that extends to the majority of the ground floor rooms. This bright, welcoming space sets the tone for the rest of the home's stylish interior. To the left is the front-facing dining room featuring a bay window with plenty of room for family dining. Opposite, the large living room boasts a tasteful interior design featuring touch sensitive dimming crystal lights, complemented by a cosy fireplace, perfect for relaxing evenings. The living space flows seamlessly into the bright glass roofed garden room, creating a welcoming atmosphere filled with natural light. To the rear of the house the well-equipped kitchen includes an induction hob, built-in oven, separate oven/microwave, dishwasher and fridge freezer, presenting a practical well designed space for meal preparation. A nicely decorated downstairs WC adds to the convenience of this floor.

Moving to the first floor, you will find four generously sized stylish double bedrooms. The second bedroom features a built-in wardrobe, while a larger built-in wardrobe spans the length of the spacious landing, offering ample storage space. The master bedroom boasts a modern three-piece ensuite. Completing the first floor is the three piece family bathroom for the rest of the occupants in the house, including a jacuzzi bath.

Externally, the property impresses with a large driveway that can accommodate multiple vehicles. Additionally due to the house's extension there is a large garage with an extra mezzanine floor built in for further storage. This leads to a small utility room to the rear of the property that connects the garage and back garden. The front garden adds a charming touch, while the good sized rear garden features an infra-red sauna and two decking areas and is the perfect place for unwinding after a long day. This exceptional home combines modern living with thoughtful design, making it an ideal choice for any family seeking comfort and style in Grimsargh.





































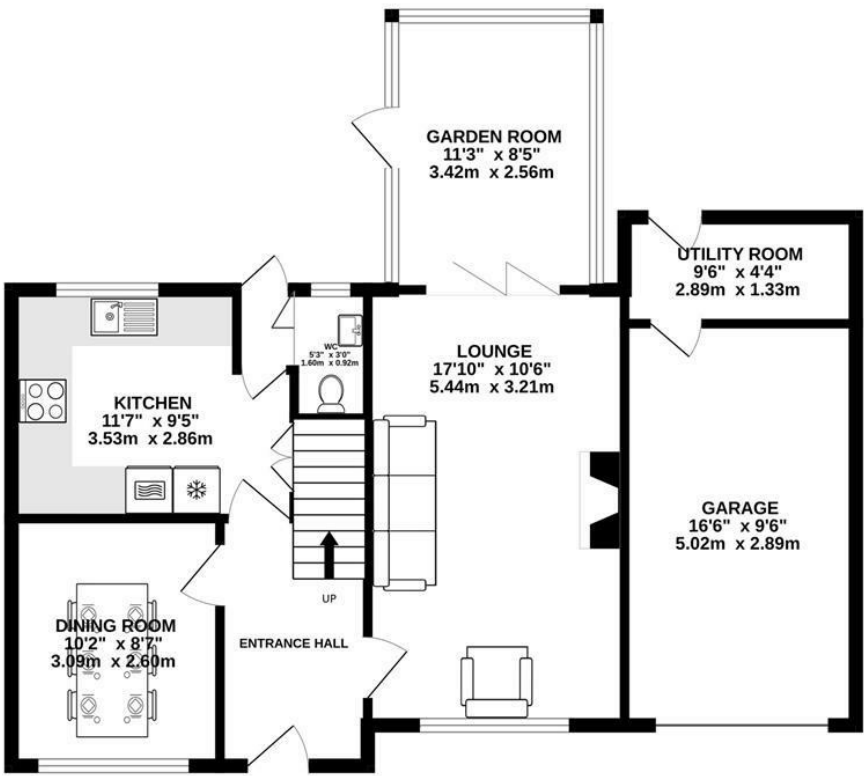




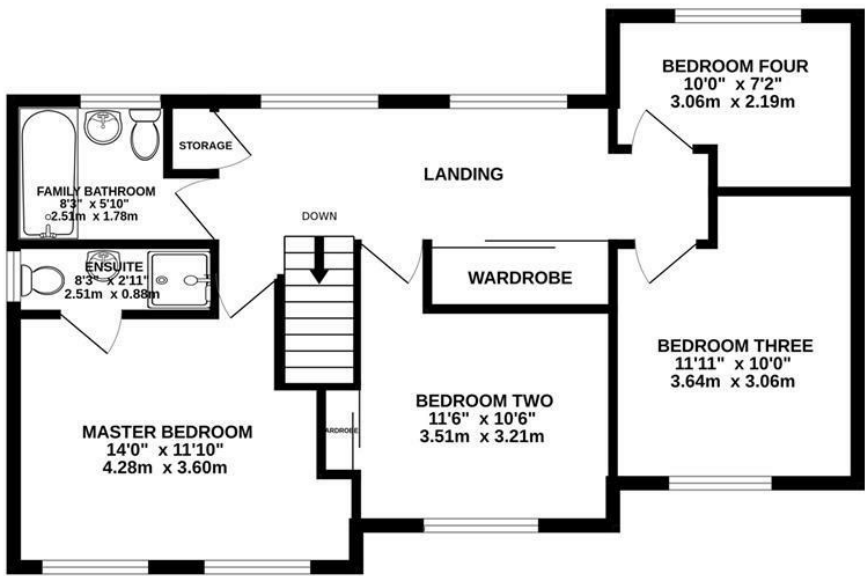


# BEN ROSE

GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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		
	72	82
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	

