

GUILDHALL

SALES & LETTINGS



1a Woodfold

Penwortham, Preston, PR1 0WZ

Offers Over £525,000



This exquisite, contemporary property offers modern living at its finest. Upon entry, you're greeted by a striking, double-height glass-fronted hallway that sets the tone for the rest of this stunning home. The spacious design boasts four beautifully presented bedrooms, two of which feature luxurious en-suite bathrooms, providing a perfect sanctuary for the family.

The family bathroom is also elegantly designed, offering a relaxing retreat. The heart of the home is a fabulous open-plan kitchen diner, ideal for entertaining, which seamlessly flows into a large sunroom at the rear, bringing in plenty of natural light. Step outside to discover a beautifully decked garden area complete with a hot tub, covered for year-round enjoyment, and an outdoor kitchen—perfect for alfresco dining and entertaining.

Additional standout features include a ground-floor WC, a utility room, and an integrated garage. The property also benefits from modern smart home capabilities, including Alexa-controlled lighting throughout.

To the front, a driveway provides ample parking space, and eco-conscious buyers will appreciate the solar panels and electric car charger. No chain—ready for you to move in and enjoy! This home truly offers everything a family could need and more.

Book your viewing today and be the first to experience this stunning property.



Ground Floor

Hall 12'3" x 11'3" (3.74m x 3.45m)

Lounge 17'5" x 11'9" (5.33m x 3.60m)

Boiler Room

Kitchen/Diner 23'6" x 11'6" (7.18m x 3.52m)

Garden Room 16'2" x 8'1" (4.94m x 2.47m)

Utility Room 6'7" x 6'0" (2.03m x 1.85m)

WC

Garage 17'1" x 10'9" (5.23m x 3.29m)

First Floor

Landing

Bedroom One 16'6" x 11'9" (5.04m x 3.60m)

En-suite 8'7" x 3'9" (2.63m x 1.15)

Bedroom Two 11'6" x 10'9" (3.52m x 3.3m)

En-suite 7'3" x 3'9" (2.22m x 1.15m)

Bedroom Three 12'7" x 8'8" (3.85m x 2.66m)

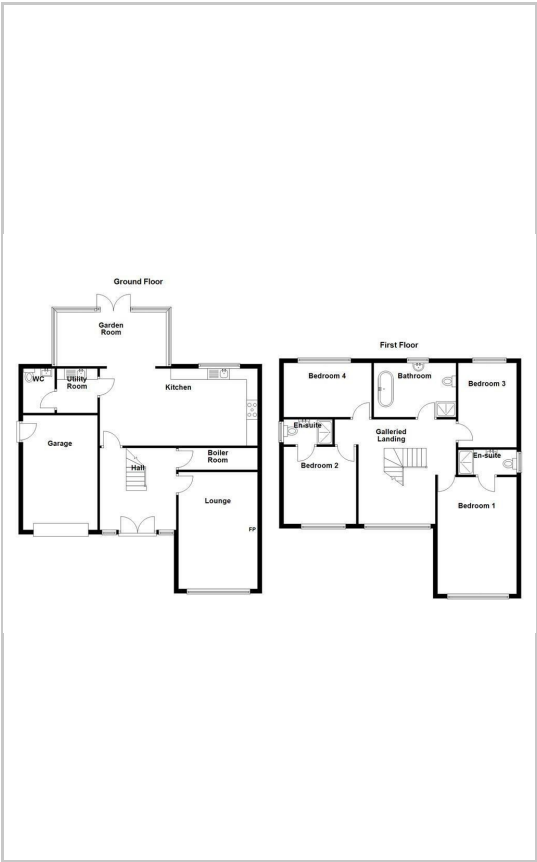
Bedroom Four 13'1" x 8'1" (4.0m x 2.47m)

Bathroom 12'3" x 8'0" (3.74m x 2.45m)

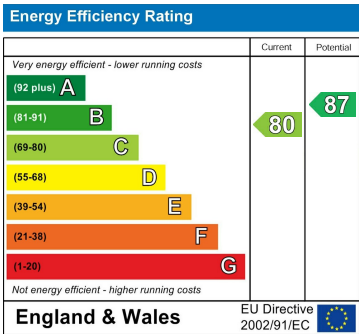
Area Map



Floor Plans



Energy Efficiency Graph



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