

GUILDHALL

SALES & LETTINGS



1a Woodfold

Penwortham, Preston, PR1 0WZ

Offers Over £500,000



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)

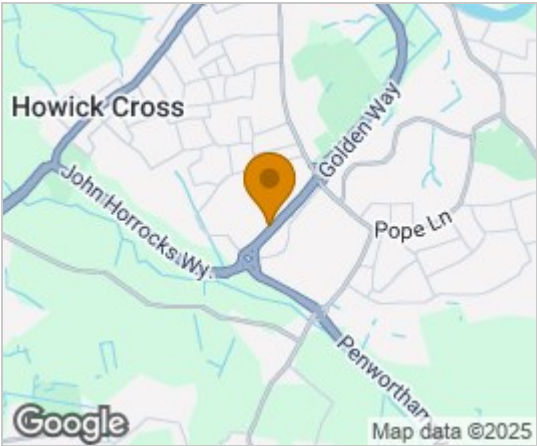
En-suite 7'3" x 3'9" (2.22m x 1.15m)

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

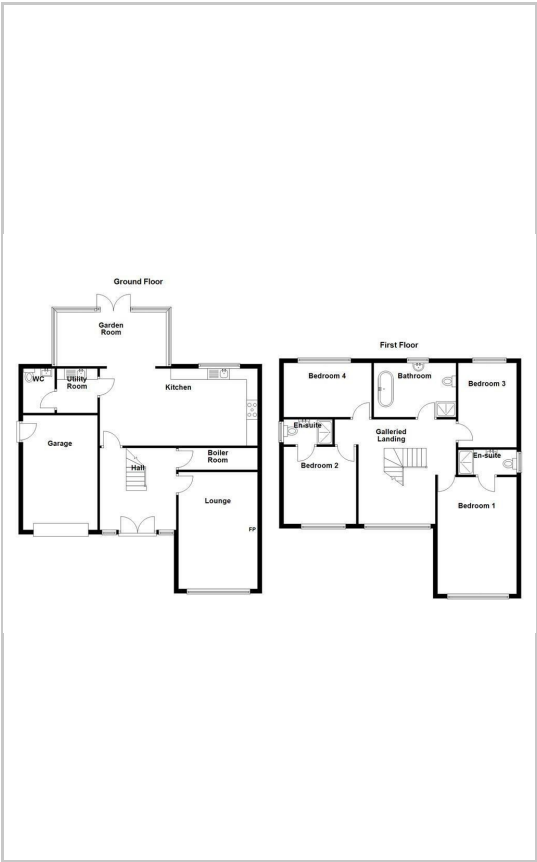
Bedroom Four 13'1" x 8'1" (4.0m x 2.47m)

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

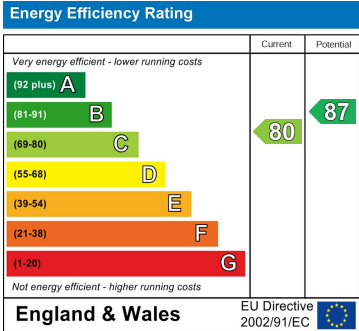
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.