

GUILDHALL

SALES & LETTINGS



7 Bude Close

Cottam, Preston, PR4 0LU

Offers In The Region Of £375,000



Guildhall Sales and Lettings are delighted to introduce this spacious and well presented four bedroomed detached property to the market. Situated within the highly sought after area of Cottam, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation and contemporary features throughout, this property is well suited for growing families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and access to the ground floor WC, study room, contemporary fitted kitchen and lounge. From the lounge and kitchen is access to the dining area with sliding doors to the conservatory which provides access to the rear. To the first floor is a four piece family bathroom suite and four spacious bedrooms with the master bedroom boasting access to an the suite.

Externally to the rear of the property is a low maintenance paved patio seating area - perfect for al fresco dining in the summer, along with access to the converted detached garage and garden bar. The converted garage boasts a utility area complete with wall and base units and space for white goods.



Ground Floor

Study Room 5'6 x 7'6 (1.68m x 2.29m)

Ground Floor WC

Kltchen 14'8 x 10'11 (4.47m x 3.33m)

Lounge 11'1 x 15'8 (3.38m x 4.78m)

Dining Room 9'1 x 9'2 (2.77m x 2.79m)

Conservatory 9'1 x 11'7 (2.77m x 3.53m)

First Floor

Bedroom One 11'1 x 10'10 (3.38m x 3.30m)

En Suite 8'1" x 3'11" (2.47 x 1.21)

Bedroom Two 9'5 x 12'5 (2.87m x 3.78m)

Bedroom Three 8'1 x 9'6 (2.46m x 2.90m)

Bedroom Four 5'5 x 9'6 (1.65m x 2.90m)

Bathroom 9'8" x 5'10" (2.95 x 1.79)

Garage 7'9 x 9'4 (2.36m x 2.84m)

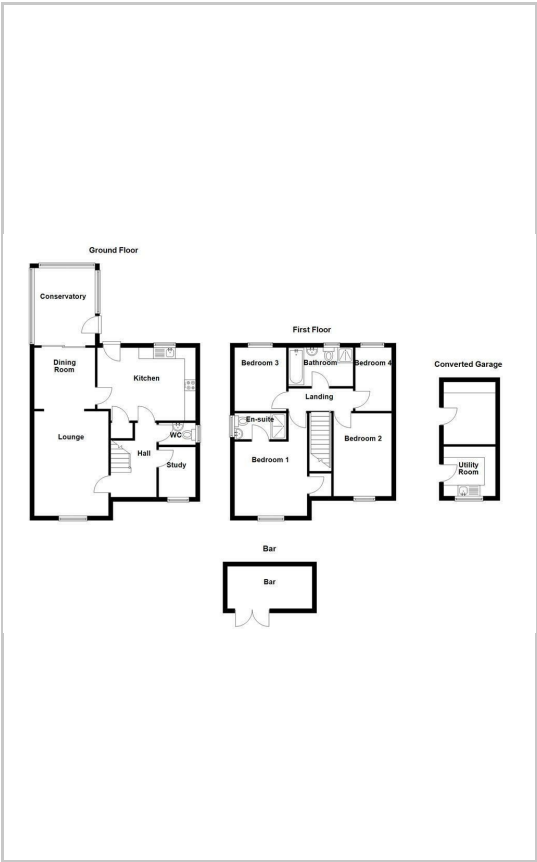
Utility Area 7'9 x 7'5 (2.36m x 2.26m)

Garden Bar 12'8 x 6'4 (3.86m x 1.93m)

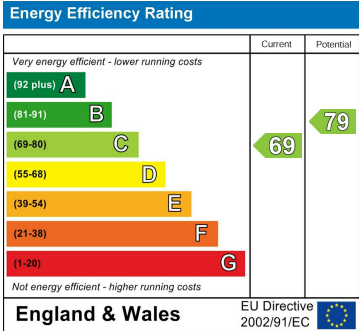
Area Map



Floor Plans



Energy Efficiency Graph



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