



1 Foxtail Drive

Warton, Preston, PR4 1FL

Offers Over £350,000



****FOUR BEDROOMED DETACHED PROPERTY IN A SOUGHT AFTER LOCATION****

Guildhall Sales and Lettings are delighted to introduce this immaculately presented, four bedroomed detached property to the market. Situated within the highly sought after area of Warton, within close proximity to local amenities, commuter routes and schools. Boasting contemporary features and spacious accommodation 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 doors to the lounge, ground floor WC and the contemporary fitted kitchen housing patio doors to the rear and access to the utility room. To the first floor is a three piece family bathroom suite and four spacious bedrooms with bedrooms one and two boasting access to a three piece en suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area and pergola – perfect for al-fresco dining in the summer! To the front are further laid to lawn gardens, a driveway providing off road parking and access to the integral garage.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

- Hallway 13'9" x 6'9" (4.2m x 2.06m)
- Reception Room 22'0" x 10'6" (6.73m x 3.21m)
- Kitchen 21'11" x 9'3" (6.69m x 2.84m)
- Utility 8'11" x 5'10" (2.74m x 1.78m)
- WC 6'5" x 3'1" (1.97m x 0.94m)

Garage

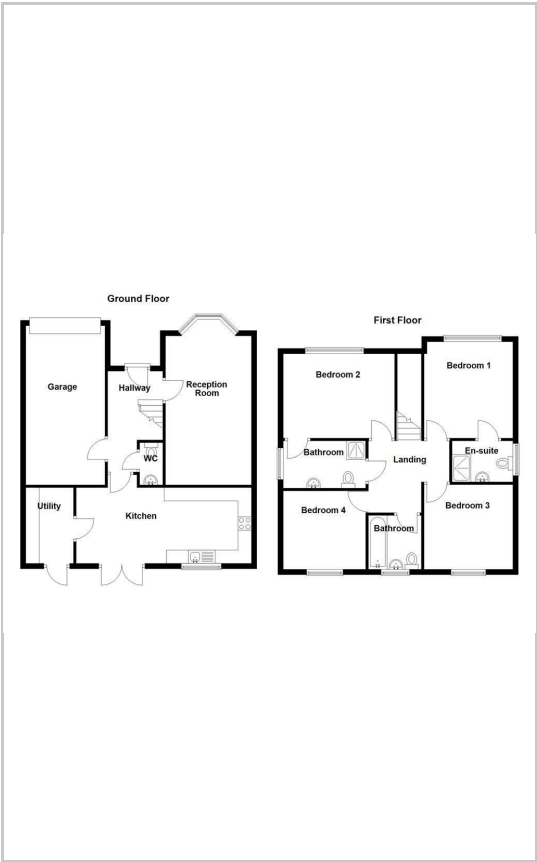
First Floor

- Bedroom One 14'5" x 10'9" (4.4m x 3.28m)
- En-suite 6'6" x 4'11" (2.m x 1.5m)
- Bedroom Two 13'7" x 10'4" (4.16m x 3.16m)
- En-suite 6'5" x 5'5" (1.98m x 1.67m)
- Bedroom Three 10'10" x 9'1" (3.32m x 2.77m)
- Bedroom Four 10'1" x 9'7" (3.08m x 2.94m)
- Bathroom 7'1" x 5'9" (2.17m x 1.77m)

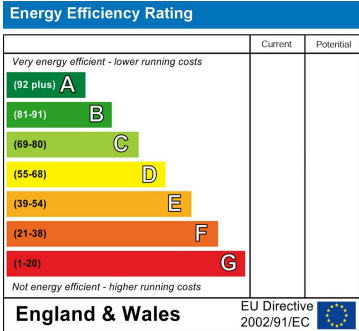
Area Map



Floor Plans



Energy Efficiency Graph



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