



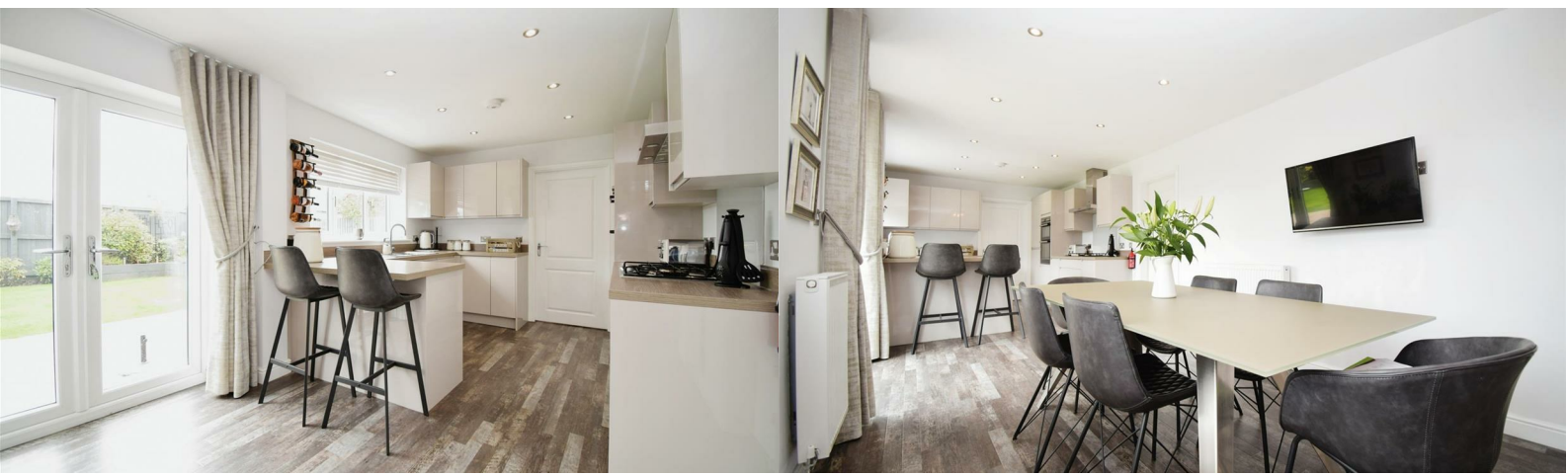
## 21 Betula Drive

Longridge, Preston, PR3 3DF



**£359,950**

A well presented, four bedroom detached property in a popular residential area. Lovely modern dining kitchen with French doors opening out onto the rear garden patio offering great entertaining space. Utility, living room with log burner, En-suite to master and family bathroom. Integral garage, off road parking, lawn to front, lawn, pond and Indian stone slab patio to rear. Viewing is essential. Council tax band F. EPC Rating B.





## GROUND FLOOR

### Entrance Hall

Double glazed composite front door, radiator, tiled floor, door through to living room, door through to kitchen, dining room, WC, stairs to first floor and understairs storage.

### Living Room

12'9" x 17'10" (3.908m x 5.454m)

Log burner with slate surround, tiled floor, radiator, uPVC double glazed window to front.

### WC

WC, basin with pedestal, tiled splashback, radiator, uPVC double glazed window to front.

### Kitchen/Diner

9'10" x 27'6" (3.0135m x 8.386m)

Wall and base units, five ring gas hob, double oven, extractor, fridge, freezer, dishwasher, stainless steel one and a half bowl sink with drainer, downlights, two radiators, uPVC double glazed windows and French doors to rear, access through to utility.

### Utility

9'9" x 5'11" (2.993m x 1.820m)

Wall and base units, steel sink with drainer, wall mounted boiler, radiator, uPVC double glazed door to rear, door through to integral garage.

## FIRST FLOOR

### Landing

Access into four bedrooms and bathroom, radiator, airing cupboard with hot water tank, loft access.

### Bedroom 1

12'9" x 14'7" (3.9105m x 4.450m)

Fitted storage with railings, uPVC double glazed window to front, radiator, ensuite.

### En-Suite

8'1" x 5'7" (2.482m x 1.719m)

Shower, basin, tiled splashback, WC, chrome towel radiator, tiling to walls, downlights, uPVC double glazed window.

### Bedroom 2

12'10" x 10'7" (3.919m x 3.246m)

uPVC double glazed window to rear, radiator.

### Bedroom 3

11'0" x 9'11" (widest) (3.353m x 3.032m (widest))

uPVC double glazed window to rear, radiator.

### Bedroom 4

12'9" x 9'9" (3.891m x 2.995m)

uPVC double glazed window to front, radiator.

### Bathroom

7'0" x 6'4" (2.149m x 1.935m)

Bath with overhead shower and screen, basin, WC, tiles to walls, chrome towel radiator, downlights, uPVC double glazed window.

## EXTERNALLY

Driveway providing off-road parking, lawn to front, gated access to side, Indian stone slab patio to rear and lawn, raised flower beds. Integral garage with up and over door, power and lighting.

## PROPERTY MISDESCRIPTIONS ACT

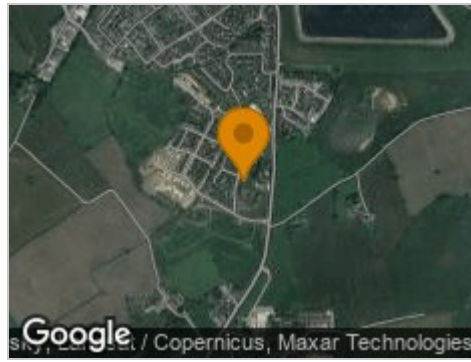
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## Road Map



## Hybrid Map



## Terrain Map



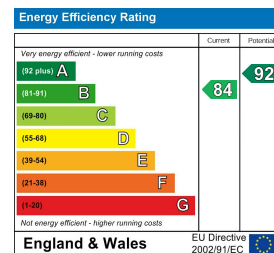
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Misdescriptions Act

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