



49 Hedgerow, Grimsargh, Preston, PR2 5DN

Offers Over £399,950

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We're thrilled to bring to market this exceptional detached family home, offering a superb blend of space, style, and modern comfort. With four generously sized bedrooms and two contemporary bathrooms, this property is perfectly suited to families seeking a home that meets every need.

From the moment you step inside, you're welcomed by a beautifully styled living room, featuring a sleek media wall that sets the tone for the rest of the home—warm, inviting, and thoughtfully designed. At the heart of the property lies the expansive open-plan kitchen, dining, and living area. This stunning space is ideal for both everyday family life and entertaining guests, with bi-folding doors that open out to a private rear garden.

The garden itself enjoys an open aspect over picturesque fields, providing a serene backdrop and the perfect spot for outdoor relaxation or play.

Further benefits include an integral garage, offering additional storage and convenience, and a layout designed to suit the rhythm of modern family living—balancing communal spaces with areas for individual retreat.

Set in the highly sought-after village of Grimsargh, this property is part of a welcoming community with excellent local amenities, schools, and transport links. Whether you're upsizing or looking for a peaceful family haven, this home offers the best of both worlds.

Don't miss your chance to view this exceptional property—it truly needs to be seen to be fully appreciated.























## Road Map



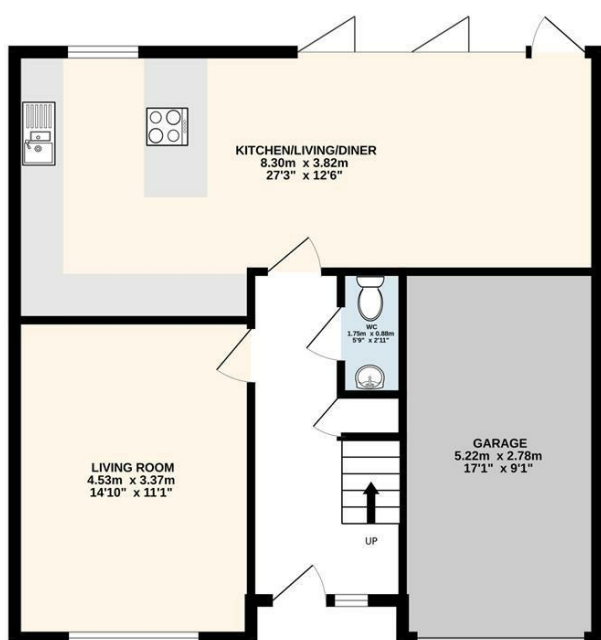
## Hybrid Map



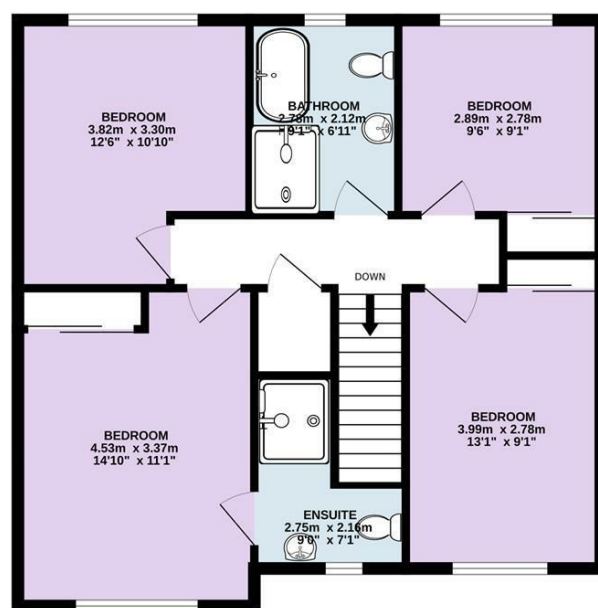
## Terrain Map



GROUND FLOOR  
68.2 sq.m. (734 sq.ft.) approx.



1ST FLOOR  
66.7 sq.m. (718 sq.ft.) approx.



TOTAL FLOOR AREA: 134.8 sq.m. (1451 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

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

### **Misdescriptions Act**

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