



## 241 Preston Road

Grimsargh, Preston, PR2 5JR

£634,995



Holdens are delighted to bring to the market this absolutely stunning five bedroom detached contemporary home in the sought after village of Grimsargh. Built in 2018, the accommodation comprises of entrance hallway, study, WC, living kitchen/diner, utility, living room, five bedrooms, two with en-suites, family bathroom, double garage, driveway parking, landscaped gardens. Solar panels and CCTV fitted, fully alarmed. Air ventilation heat recovery system. This property has been upgraded to an extremely high specification with quality appliances, fixtures and fittings. A very impressive family home. As soon as you enter the property you get a true sense of pure luxury. Viewing is essential to fully appreciate all this amazing family home has to offer. Freehold. Council tax Band F.







## GROUND FLOOR

### Entrance Hallway

Double glazed composite front door, uPVC double glazed window to front, tiled floor, radiator, access into kitchen/diner, study, downstairs WC, living room and door in to garage, understairs storage, stairs to first floor, downlights.

### Study

8'4" x 7'9" (2.550m x 2.374m)

uPVC double glazed window to front, radiator.

### WC

WC, basin, tiled floor, tiling to walls, downlights, radiator.

### Living kitchen/dining room

21'10" x 17'8" (widest) (6.67m x 5.405m (widest))

Wall and base units, Quartz worktop, stainless steel one and a half bowl full stainless sink and drainer with Quooker boiling water tap, Neff oven, Neff oven/microwave combination, Neff warming drawer, integrated fridge /freezer, five ring Neff induction hob, heat recovery ventilation system extractor, integrated dishwasher, tiled floor, breakfast bar, under counter wine cooler, two radiators, uPVC double glazed windows to side, uPVC double glazed bifold doors to rear, access into utility.

### Utility

5'9" x 5'1" (1.774m x 1.566m)

Base units, stainless steel sink with drainer, space for washer and dryer, tiled floor, radiator, composite double glazed door to side, downlights.

### Living Room

16'10" x 13'0" (widest) (5.156m x 3.971m (widest))

Living flame evaporative fire in a Chesney universal optimist basket set in a Drayton limestone fireplace, uPVC double glazed bifold doors to rear, two radiators, downlights.

## FIRST FLOOR

### Landing

Access into five bedrooms and bathroom, radiator, downlights, airing cupboard with hot water tank.

### Bedroom 1

15'9" x 11'6" (widest) (4.801m x 3.525m (widest))

Fitted wardrobes, downlights, two uPVC double glazed windows to front, radiator, overstairs storage cupboard, door into ensuite.

### En-Suite

8'10" x 7'10" (2.702m x 2.393m)

Shower, basin, WC, tiled floor and tiled walls, three uPVC double glazed windows to front, chrome towel radiator, downlights.

### Bedroom 2

11'1" x 10'9" (3.399m x 3.281m)

Fitted wardrobes, downlights, uPVC double glazed window to front, radiator, ensuite.

### En-Suite

5'8" x 5'9" (1.745m x 1.773m)

Shower, basin, WC, tiled floor and walls, downlights, chrome towel radiator.

### Bedroom 3

9'5" x 9'6" (2.882m x 2.901m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

### Bedroom 4

10'3" x 10'2" (3.133m x 3.104m)

uPVC double glazed window to rear, radiator.

### Bedroom 5

9'5" x 7'0" (2.889m x 2.142m)

uPVC double glazed window to rear, radiator.

### Bathroom

7'1" x 9'4" (2.172m x 2.866m)

Shower, basin, bath, WC, tiled floor, tiled walls, uPVC double glazed window to rear, downlights, chrome towel radiator.

### Double Garage

19'7" x 19'6" (5.972m x 5.948)

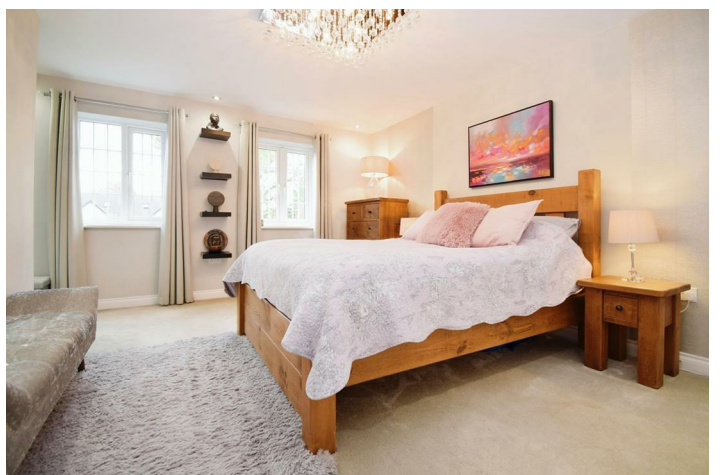
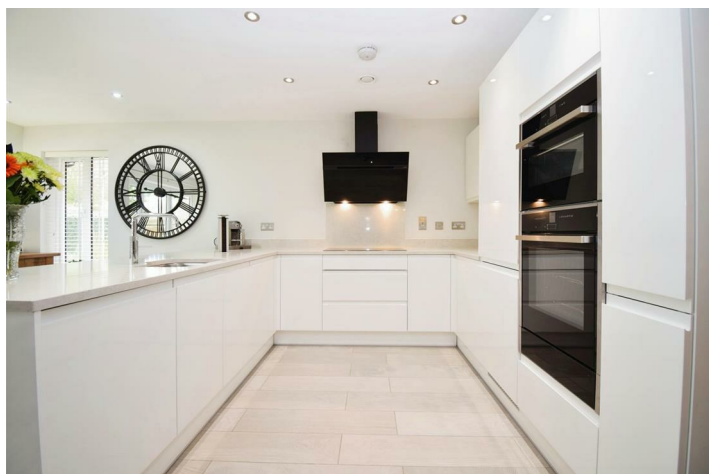
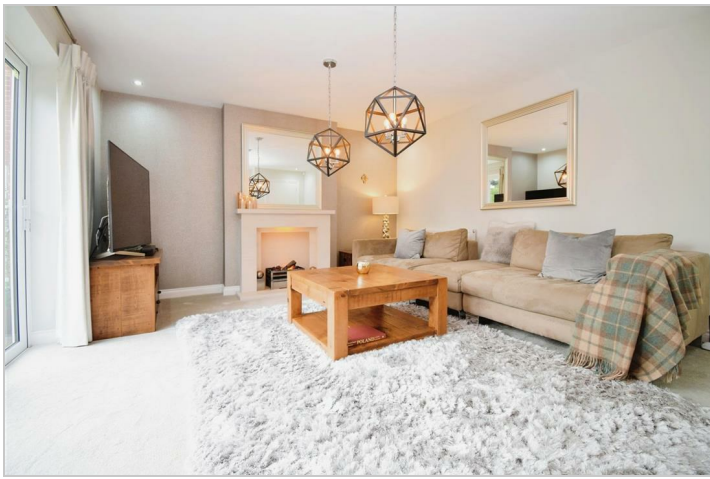
Two up and over doors, downlights, plumbing for washer and dryer, wall mounted boiler, three electric radiators.

## EXTERNALLY

driveway, providing of a parking, lawn to front, flags path, leading to side, gated access to side, lawn and flat patio areas to rear, raised fire pits with integrated lighting, rear garden looks onto Grimms or wetlands/bird sanctuary. Solar panels, fitted CCTV.

## PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.





## Road Map



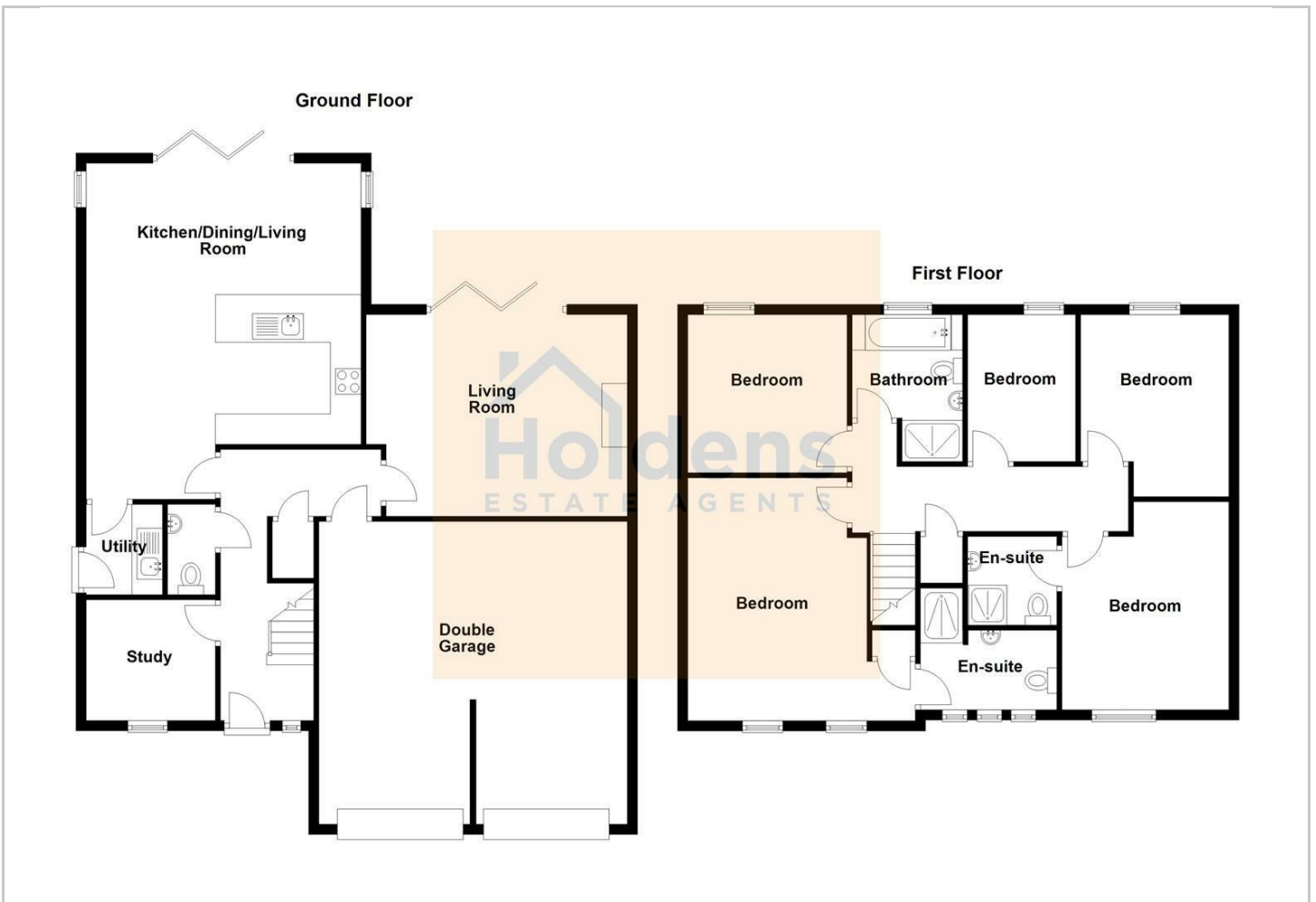
## Hybrid Map



## Terrain Map



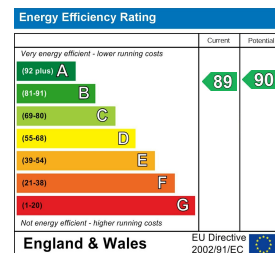
## Floor Plan



## 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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