



**Claytongate Drive, Penwortham, Preston**

**£325,000**

Ben Rose Estate Agents are pleased to present to market this lovely four-bedroom detached property, located only a few minutes drive away from Preston Town Centre. This exceptional property offers a modern living experience in a vibrant, family-friendly neighbourhood. It is conveniently situated close to local amenities, with various schools located nearby. Excellent travel links, including local bus routes and the M6, M65, and M61 motorways, ensure easy commuting to surrounding areas.

As you enter the property, you are welcomed by a spacious entrance hallway that provides access to the ground floor rooms. Immediately off the is the spacious lounge that is a bright and airy space, featuring dual aspect windows that flood the room with natural light. Opposite the lounge, you will find the entrance to the kitchen/dining room. This modern kitchen is equipped with integrated appliances, including a fridge/freezer, microwave and an oven. The kitchen also boasts a dining area with space for a family dining table as well as access to the garden. From the kitchen, you can access the utility room, which has additional access to the WC.

Moving upstairs, the first floor offers a sizeable landing. The master bedroom is a sizeable retreat, featuring dual aspect windows, a built-in wardrobe, and an en-suite bathroom. Bedroom two also benefits from a built-in wardrobe. Bedroom three is yet another double bedroom with bedroom four completing what could be a fantastic family home, currently being used as an office space but perfectly capable on housing another bed with ample space around. A three-piece family bathroom completes the first floor, providing ample space for the entire family.

Externally, the property is equally impressive. To the front, there is a well-maintained lawn and hedging for added privacy. The large rear garden features a lawn and a patio area, perfect for outdoor seating and entertaining. The garden also provides an ample amount of seclusion. Additionally, the property includes a driveway at the front, offering parking for several cars and leading to the integrated garage.





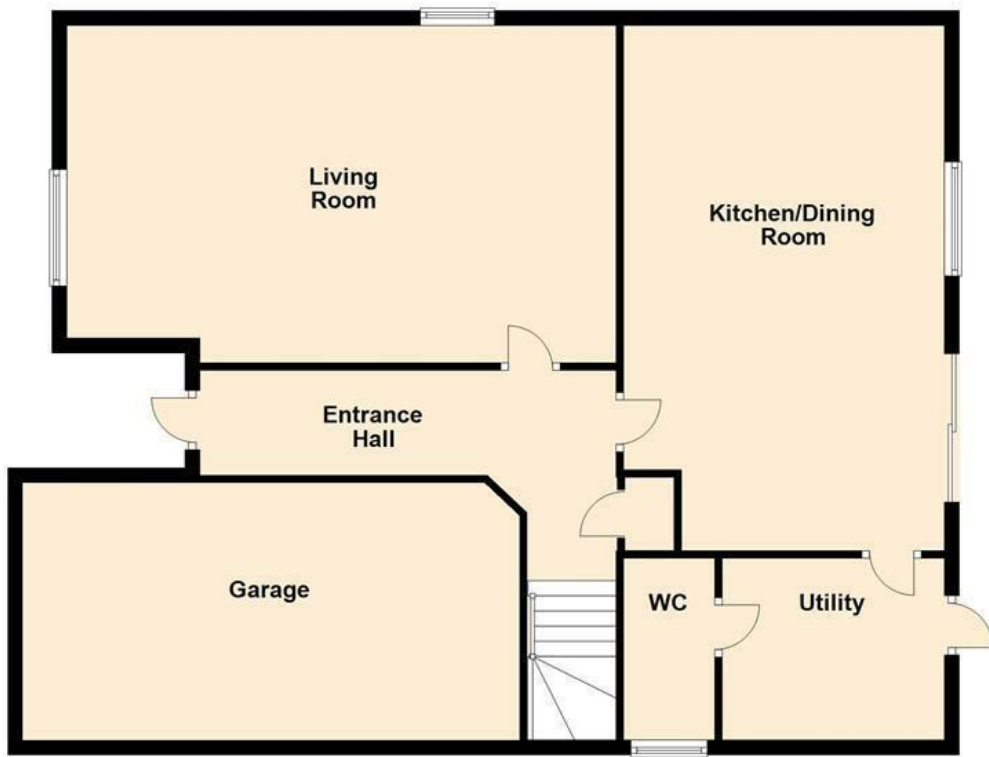








Ground Floor

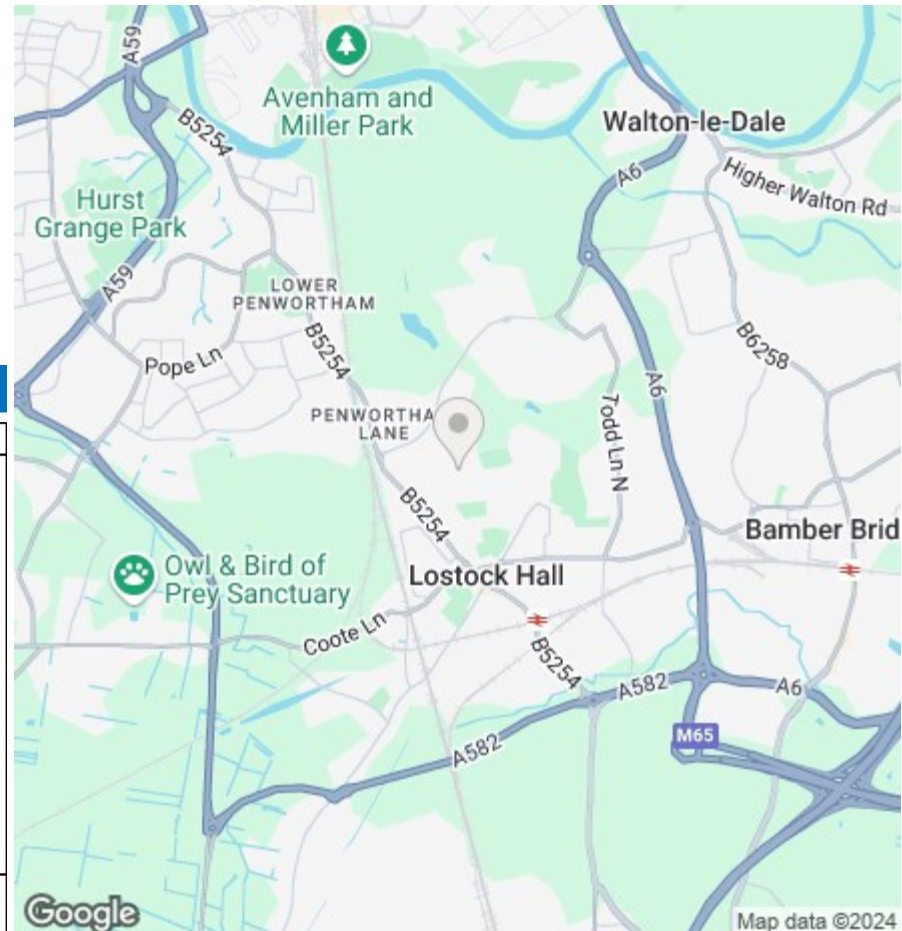


First Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	