



Fensway, Hutton, Preston

Offers Over £339,950

Ben Rose Estate Agents are pleased to present to market this beautiful four-bedroom, detached dormer bungalow located in the sought-after village of Hutton, Lancashire. Nestled in a quiet residential area, this versatile family home is perfect for growing families, offering ample living space across two floors. The property is ideally situated with easy access to major transport links, including the nearby M65 and M6 motorways, ensuring quick connections to Preston and beyond. Local amenities such as schools, shops, and leisure facilities are just a short distance away, with convenient bus routes and train stations nearby for those needing to commute.

As you enter the property, you are welcomed into a porch leading into the spacious main hallway. From here, you'll find access to the principal rooms on the ground floor. To the front of the home is a bright and inviting lounge, featuring a charming bay-fronted window and a cosy fireplace, perfect for relaxing family time. Moving through the hallway, the modern kitchen awaits, equipped with an integrated hob and oven, and leading directly to the conservatory, currently being used as a dining room, offering plenty of natural light. The ground floor also hosts the master bedroom and a second bedroom, both benefiting from en-suite facilities, ensuring privacy and comfort. A convenient WC completes this floor.

Moving upstairs, you'll find the remaining two bedrooms. Bedroom three features fitted wardrobes for additional storage, while bedroom four offers flexibility, ideal for a home office or guest room. Both rooms are serviced by a modern shower room, adding to the practicality of this family-oriented home.

Externally, the property boasts a generous driveway with space for up to four cars, leading to a detached single garage at the rear. The secluded rear yard features a decked patio area, perfect for outdoor dining and entertaining, while providing a private space for children to play.

This home, offering flexible living options across both floors, is an ideal choice for families looking to settle in this charming area.



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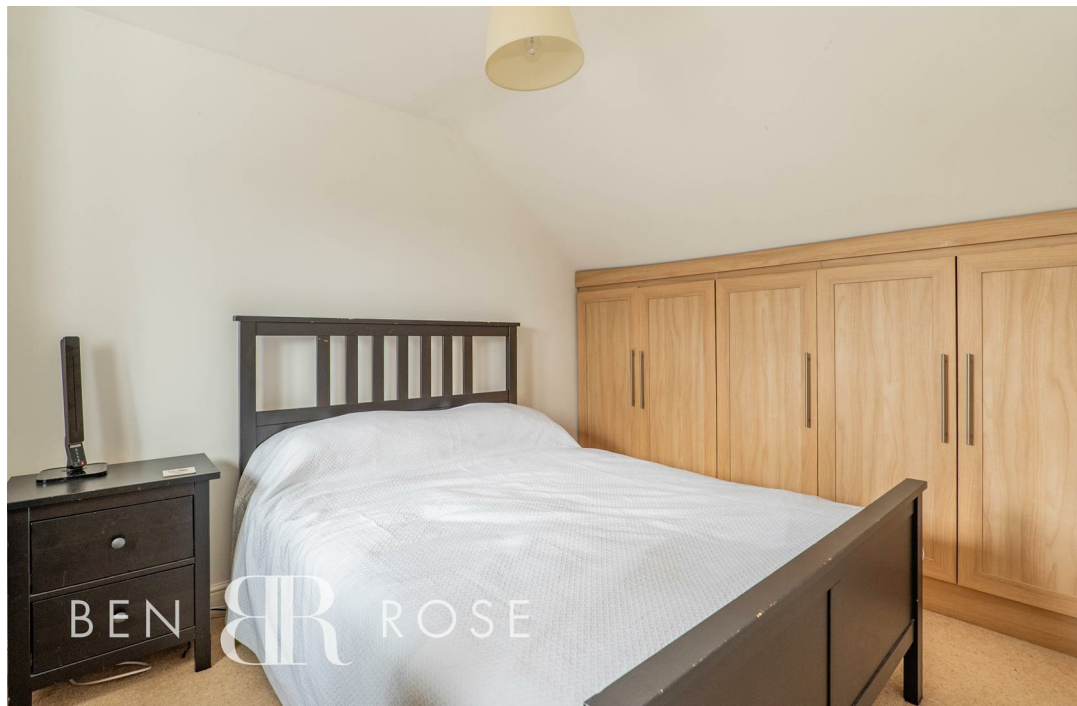


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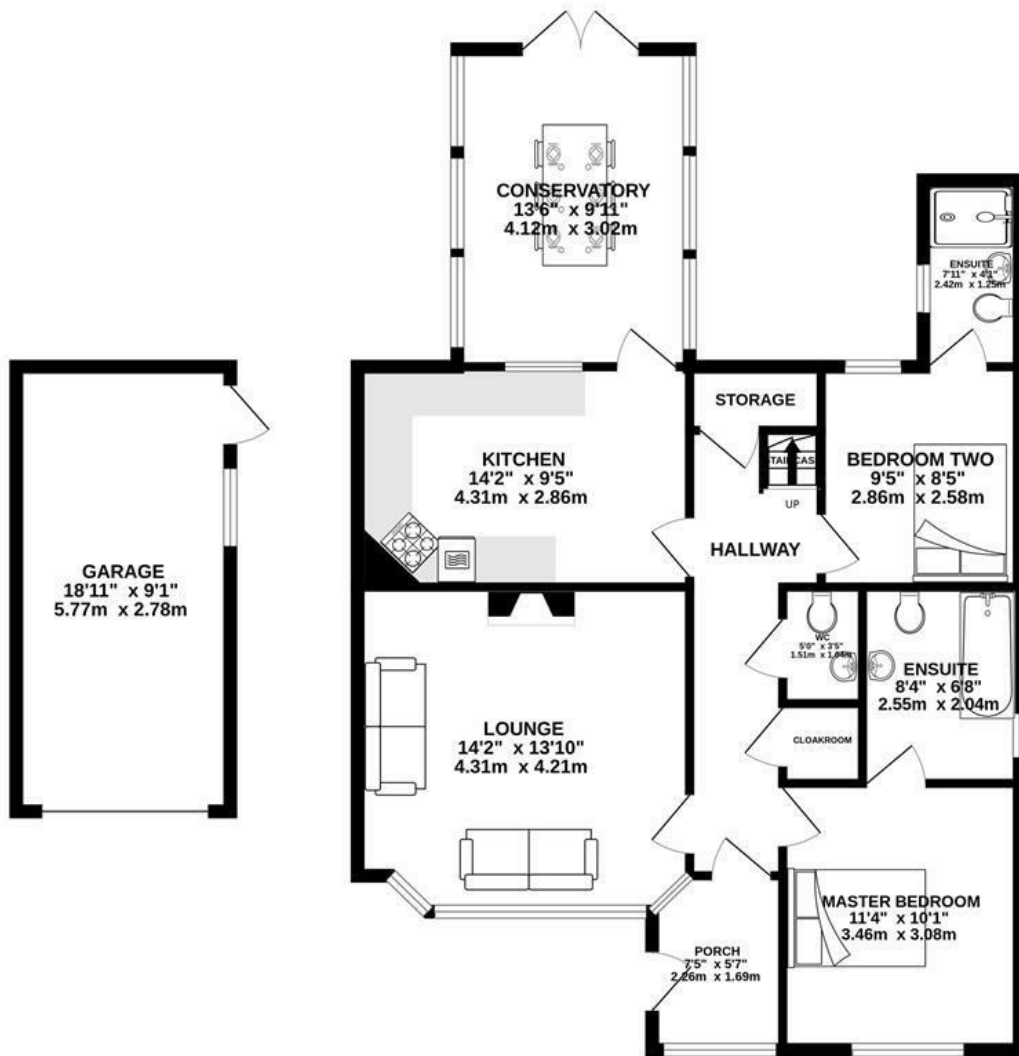




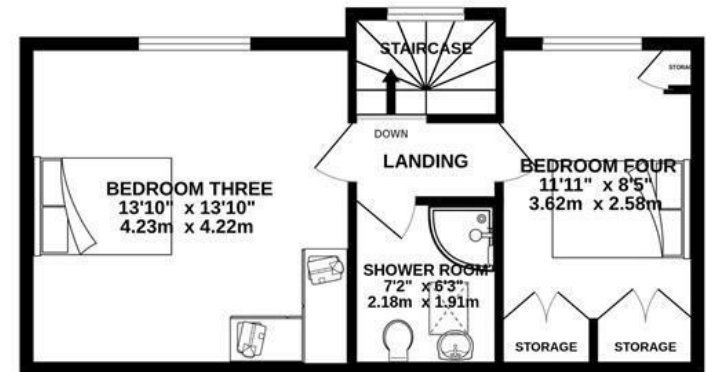




GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.

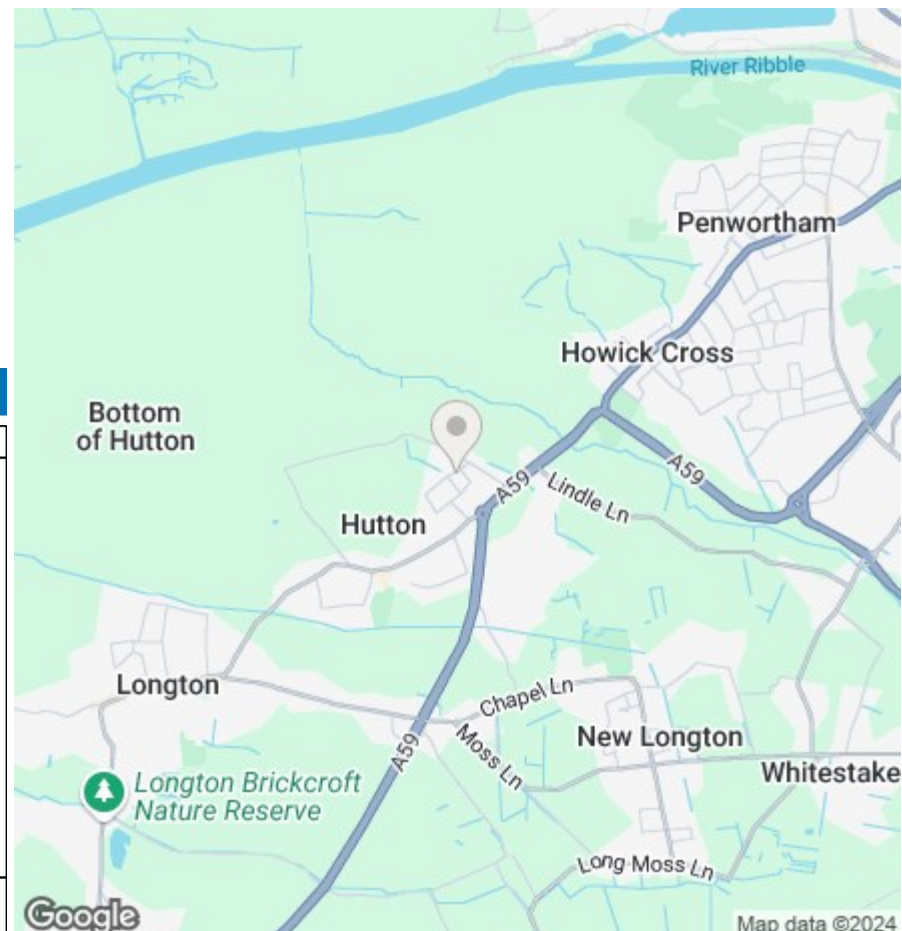


TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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