



Fieldings Close, Longton, Preston

Offers Over £524,950

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached home, located in a quiet cul-de-sac in the highly sought-after village of Longton. This spacious family home is offered with NO ONWARD CHAIN, making it an ideal purchase for those looking for a smooth move. The property is perfectly situated within easy reach of Longton's excellent local amenities, including independent shops, cafes, and well-regarded schools. For commuters, there are fantastic travel links nearby, with easy access to the M65 and M6 motorways, as well as strong bus links connecting to Preston and surrounding towns.

Upon entering, you are welcomed into a spacious reception hall, where a central staircase leads to the first floor. Just off the hall, you'll find a conveniently located WC. The front lounge is an inviting space, boasting a charming bay-fronted window that allows natural light to flood the room. This leads seamlessly into the separate dining room, which benefits from patio doors opening out onto the rear garden—perfect for entertaining. The modern kitchen/diner is a fantastic family space, featuring integrated appliances, sleek cabinetry, and ample worktop space. The adjoining dining area offers a casual spot for family meals. Completing the ground floor is a practical utility room, offering additional storage and laundry facilities, and internal access off the kitchen to the double garage for added convenience.

Moving to the first floor, a gallery landing provides access to four generously sized double bedrooms. The master suite is a true retreat, featuring a private dressing room with fitted wardrobes and a stylish en-suite shower room. Bedroom two also benefits from its own en-suite, making it perfect for guests or older children. The remaining two bedrooms are well-proportioned and share the beautifully appointed four-piece family bathroom, complete with a bath and a separate walk-in shower.

Externally, the property boasts a spacious driveway with parking for up to three cars, leading to the integral double garage. To the rear, the sizeable garden is mainly laid to lawn, offering an excellent outdoor space for families to enjoy. Whether it's summer barbecues, children's play areas, or simply a quiet retreat, this garden provides ample opportunities.

This beautiful home in a desirable location is perfect for families seeking both space and convenience.















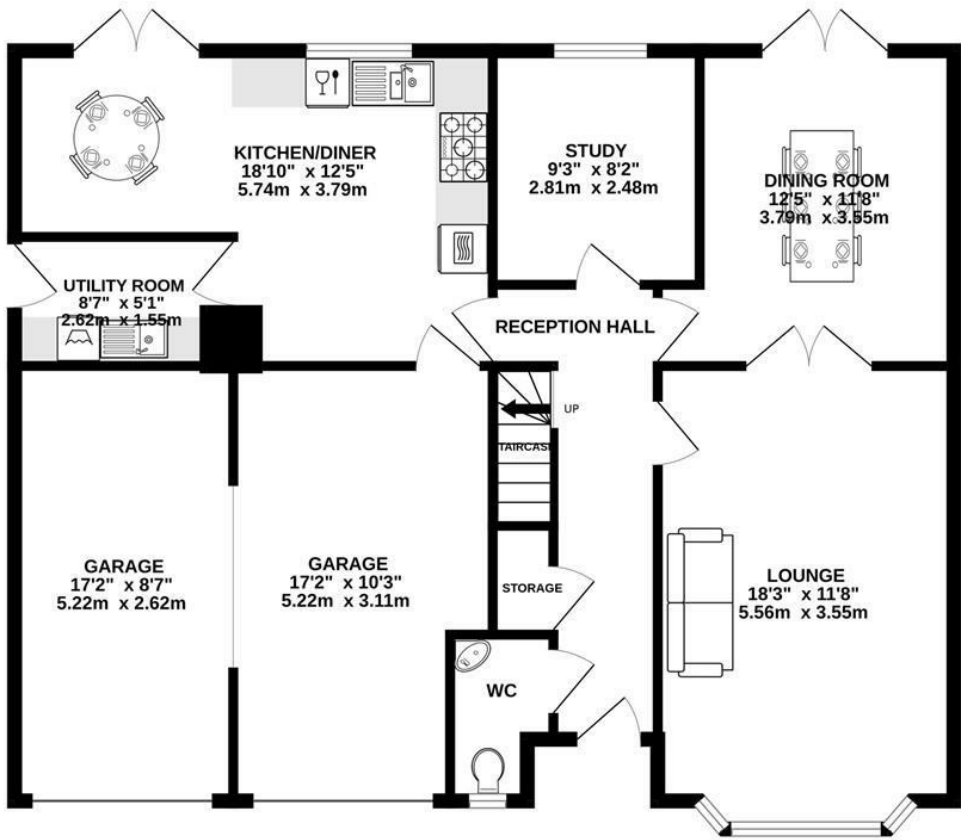




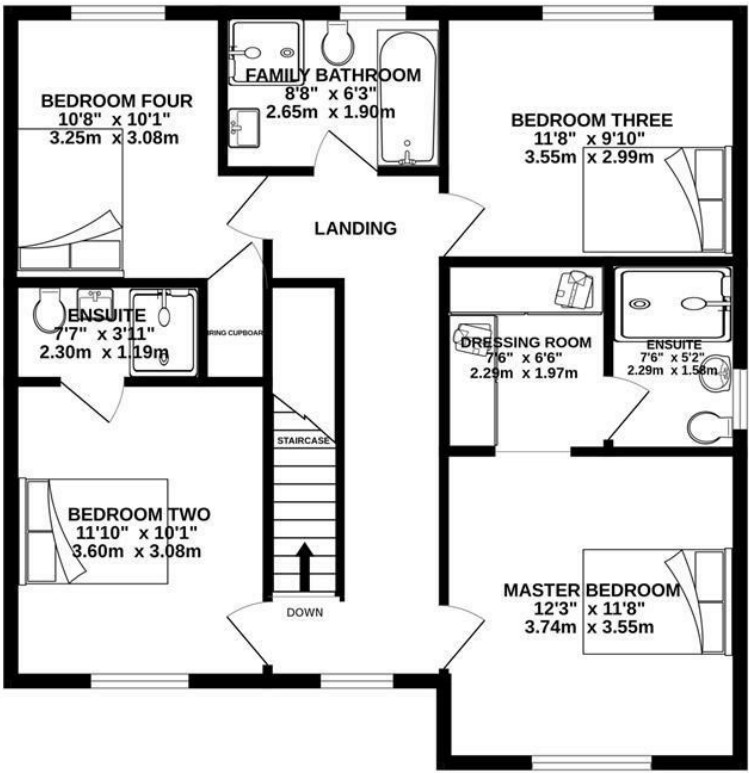


BEN ROSE

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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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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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

