



## Carlton Drive, Preston

**Offers Over £279,950**

Ben Rose Estate Agents are pleased to present to market this well presented four-bedroom, semi-detached property WITH NEWLY BUILT DETACHED ANNEX, located in the sought-after area of Preston, Lancashire. This lovely home is ideally situated for families, benefiting from excellent nearby amenities, including highly regarded schools, shops, and leisure facilities. Travel links are abundant, with Preston Train Station providing regular services to major cities, nearby bus routes ensuring convenient local travel, and easy access to the M6 and M65 motorways for seamless regional connectivity.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, with stairs leading to the upper level. To the left is a spacious lounge featuring a charming fireplace and a beautiful bay window that overlooks the front aspect. Continuing through the hallway, you will find the open-plan kitchen and dining area. The kitchen is equipped with modern wall and base units, offering ample space for freestanding appliances and providing rear access via a single door. The dining area accommodates a family dining table and features double patio doors that open onto the garden.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles. The master bedroom benefits from integrated storage. A three-piece family bathroom, complete with an over-the-bath shower, finishes the upper floor.

One standout feature of this property is the newly built detached annex, which provides self-contained living space ideal for a guest suite, rental income, or a small home business. This annex includes a lounge with a fitted kitchen featuring an integrated oven and hob, a single bedroom, and a modern three-piece shower room.

Externally, the property boasts a well-secluded garden to the front and side. The detached annex is situated at the rear, along with a convenient enclosed driveway providing off-road parking.





















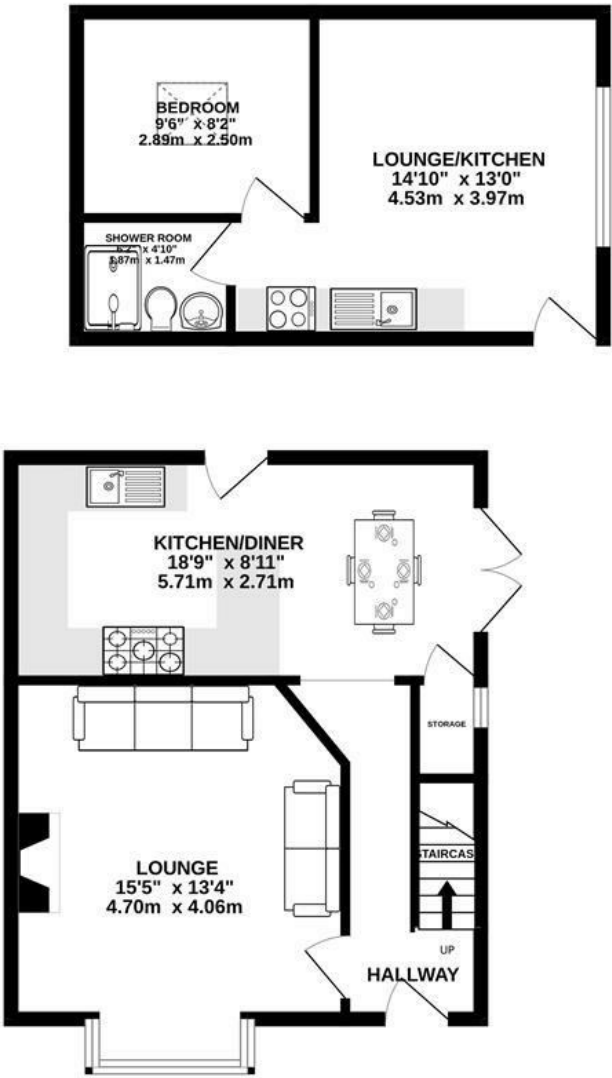




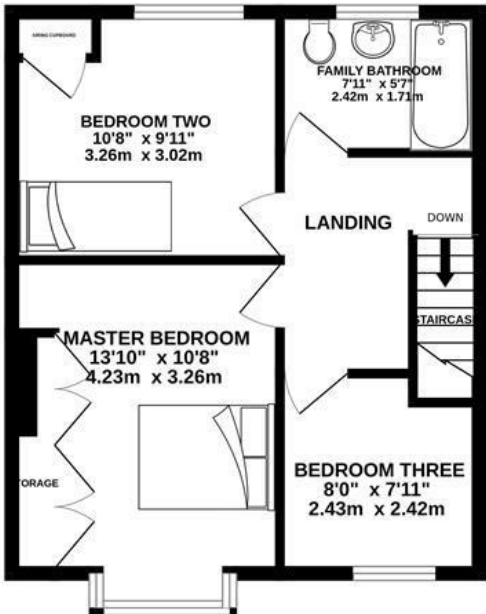


# BEN ROSE

GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

