



## Little Gem Lane, Whitestake, Preston

**Offers Over £374,950**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached family home, located in the highly sought-after area of Whitestake, Lancashire. This stunning property offers generous space both inside and out, making it ideal for practical family living.

Whitestake is surrounded by desirable amenities, well-regarded local schools, and picturesque countryside—perfect for those seeking a balance of luxury, convenience, and scenic surroundings. The area also offers excellent transport links, with nearby access to train stations, bus routes, and major motorways, including the M6 and M61, ensuring convenient commutes to Preston, Leyland, and Manchester.

Stepping into the property, you are welcomed into a spacious entrance hallway that provides access to most of the ground floor rooms. To the right, you'll find the generous lounge, featuring a stylish media wall with an electric fire and a large window overlooking the front aspect. Contemporary glass double doors lead seamlessly from the lounge into the stunning open-plan kitchen and dining area at the rear. This space boasts a beautifully fitted kitchen with integrated appliances, all centered around a stylish island with seating for casual dining. There is ample room for a large family dining table, and bi-folding doors open directly onto the rear garden, creating a perfect indoor-outdoor flow.

Just off the kitchen, a convenient utility room offers space for additional freestanding appliances and provides access to the outside via a single door. Completing the ground floor is a well-placed WC in the entrance hallway, as well as a versatile office—ideal for home working, a playroom, a games room, or a cozy snug.

Upstairs, you will find four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A stylish three-piece family bathroom, complete with an over-the-bath shower, serves the remaining bedrooms.

Externally, the front of the property boasts a private driveway with off-road parking, a convenient EV charging point, and a detached garage with electric door access. At the rear, a generously sized, low-maintenance garden features an artificial lawn and a flagged patio—perfect for outdoor relaxation and entertaining.

Early viewing is highly recommended to avoid any disappointment.





































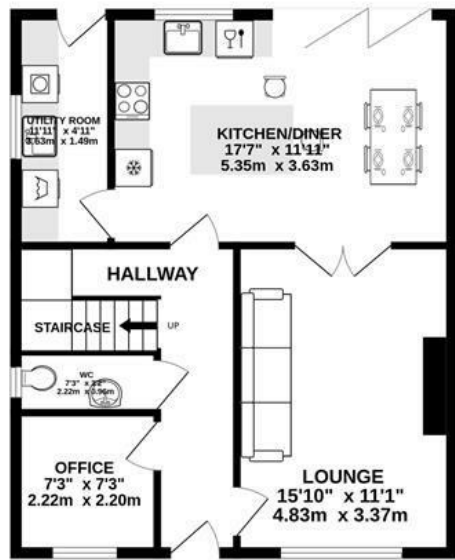




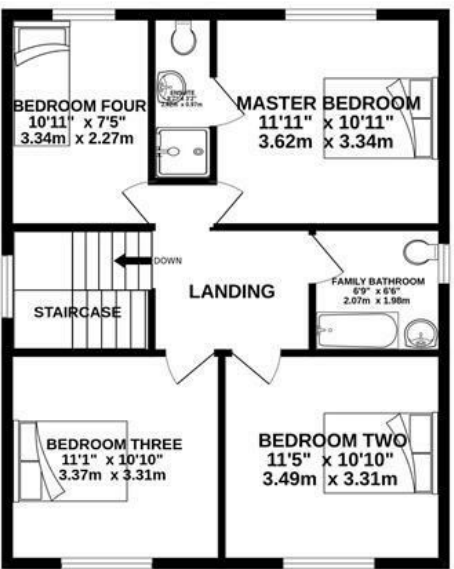


# BEN ROSE

GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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	96	97
(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	

