



Fensway, Hutton, Preston

Offers Over £299,950

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom semi-detached dormer bungalow, located in the highly sought-after village of Hutton, Lancashire. Nestled within a quiet residential area, this versatile property is ideal for growing families, offering generous living space across two floors. Lovingly owned and well maintained by the same family since it was built in 1964, the home exudes warmth and comfort throughout. It is ideally situated for easy access to major transport links, including the nearby M65 and M6 motorways, providing excellent connectivity to Preston and surrounding areas. The property also benefits from being close to a cycle route which goes from Hutton into the thriving centre of Penwortham. A range of local amenities—including well-regarded schools, shops, and leisure facilities—are within close reach, while convenient bus routes and nearby train stations make commuting straightforward.

Stepping into the property through the welcoming porch, you're greeted by a spacious entrance hall that provides access to all ground floor rooms and features an open staircase leading to the upper level. To the left, you'll find a generously sized lounge with a feature fireplace and a large window overlooking the front aspect, flooding the room with natural light. Continuing through the home, you arrive at the bright and airy kitchen/diner located at the rear. The modern kitchen offers ample storage and worktop space, complete with an integrated oven and hob and newly integrated fridge-freezer, along with additional space for freestanding appliances. The dining area comfortably accommodates a family dining table and enjoys a lovely view over the rear garden, which can be accessed here via a single door.

Just off the kitchen—and accessed externally—is a well-positioned sunroom. This versatile space provides a peaceful spot to relax while enjoying views of the garden. Also on the ground floor are two well-proportioned bedrooms both benefiting from fitted storage, and a three-piece family bathroom featuring an over-the-bath shower.

Heading upstairs, you'll find two further generously sized double bedrooms, each offering convenient eaves storage. The fourth bedroom also benefits from a private en-suite WC.

Externally, the front of the property boasts a well-maintained garden and a private driveway with off-road parking for multiple vehicles. The driveway extends to a detached brick garage at the rear, which features both up-and-over and single-door access from the front. The generously sized rear garden enjoys sunlight throughout the day and features a well-maintained lawn, established borders, and multiple patio areas, all enclosed by newly installed fencing surrounding the garden for added privacy.

The home is neutrally decorated throughout and perfectly move-in ready, featuring newly installed carpets and flooring, a recently upgraded boiler, and some new radiators for added comfort and efficiency. The property also benefits from gas and electric smart meters and up-to-date certification. Early viewing is highly recommended to avoid disappointment.















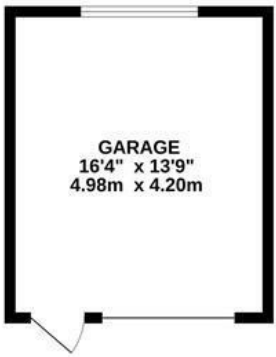
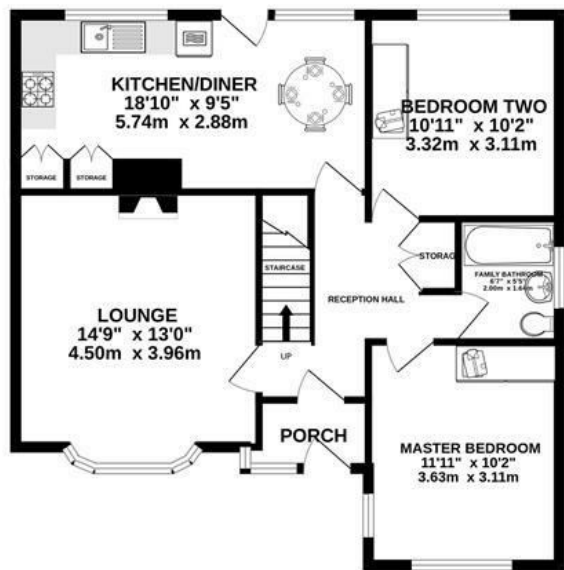




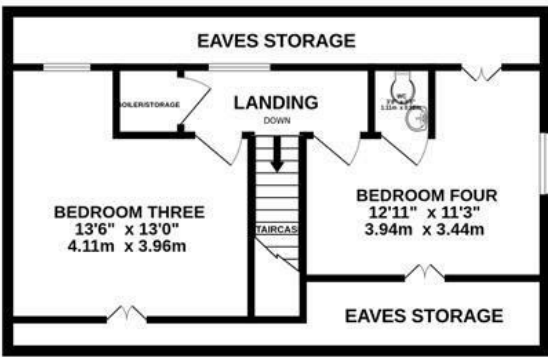


BEN ROSE

GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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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		
	65	79
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	

