



## Scarlett Drive, Hutton, Preston

**Offers Over £364,950**

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom townhouse located in the quiet and sought-after neighbourhood of Hutton. Finished to a high standard, this beautifully designed home offers spacious living across three floors. The property is conveniently situated close to good schools and local amenities, including tennis courts and lovely countryside walks. It also boasts excellent travel links to nearby towns and cities, making it ideal for families and professionals alike.

Upon entering the ground floor, you are welcomed by a spacious hallway that leads into a modern kitchen/diner, perfect for family meals and entertaining. The kitchen is fitted with contemporary appliances and features French windows that open out to the south-facing garden, flooding the space with natural light. This floor also benefits from a convenient WC and access to the integrated garage, providing secure parking and additional utility.

Moving up to the first floor, you'll find a spacious lounge with a Juliette balcony overlooking the rear garden, offering a tranquil spot to relax. This floor also accommodates two well-sized bedrooms, along with a four-piece family bathroom equipped with modern fixtures and fittings.

The second floor houses the master bedroom, complete with an ensuite shower room, providing a private retreat at the end of the day. The second double bedroom on this floor also features its own ensuite, making it ideal for guests or family members seeking added privacy. An airing cupboard on the landing provides practical storage solutions.

Outside, the property boasts a well-maintained south-facing garden, perfect for enjoying sunny days and outdoor activities. The driveway offers parking for multiple vehicles, while the integrated garage adds to the convenience of this home.

In summary, this exceptional townhouse offers a perfect blend of modern living and serene surroundings, making it a wonderful choice for anyone looking to settle in Hutton.

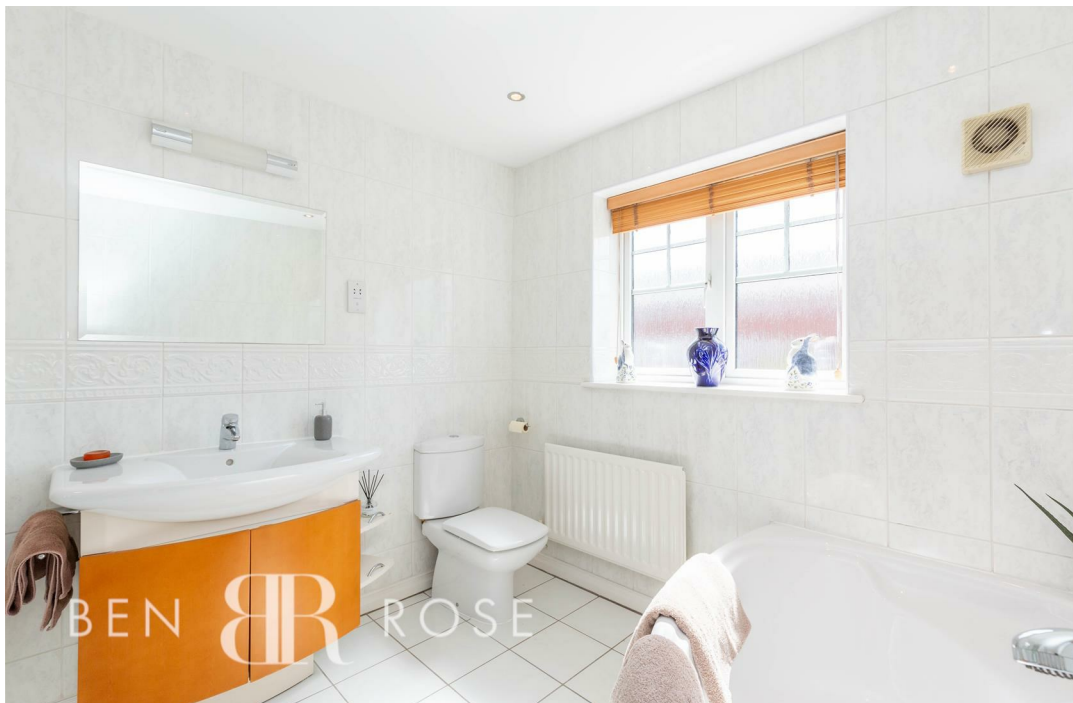














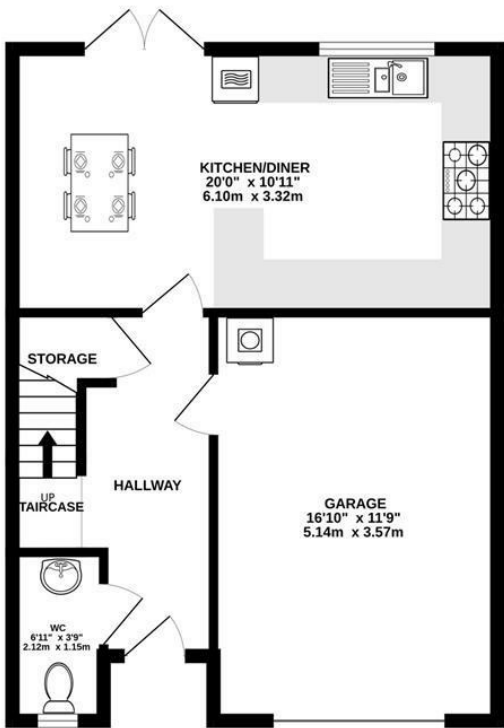




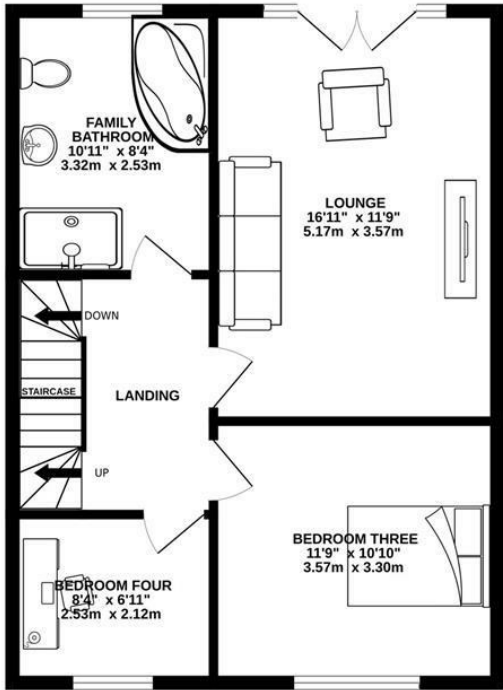


# BEN ROSE

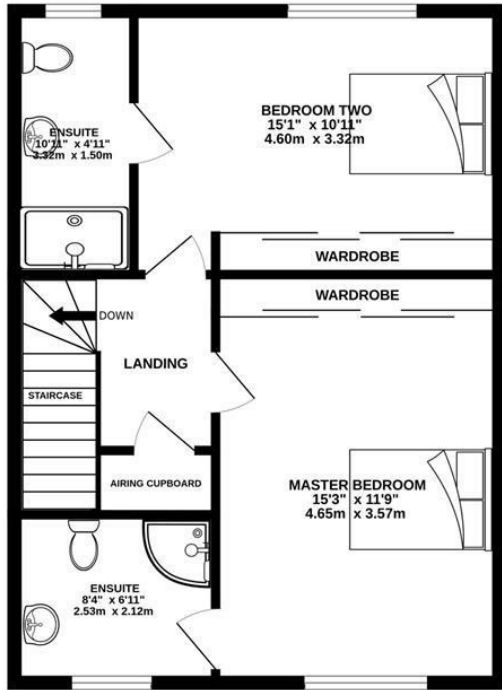
GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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

