



## Swallowfield, Much Hoole, Preston

**Offers Over £509,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, set within the sought-after village of Much Hoole, Preston. Offering generous living space and a high standard of finish throughout, this property is perfectly suited to families and couples seeking a blend of modern comfort and village charm. Much Hoole is well regarded for its semi-rural feel while remaining conveniently connected, with local shops, well-rated schools and countryside walks close by. Excellent transport links are easily accessible, including bus routes through the village, nearby train stations in Preston and Leyland, and swift access to the M6 and M55 motorways, making commuting to Preston, Chorley, Southport and beyond straightforward.

Upon entering the property, you are welcomed into a bright and inviting entrance hall which sets the tone for the rest of the home. From here, the spacious lounge provides a cosy yet elegant setting, enhanced by a charming log-burning stove—perfect for relaxing evenings. Also located on the ground floor is a versatile study or playroom, ideal for home working or family use. The heart of the home lies in the impressive open-plan kitchen diner, fully equipped with integrated appliances, a boiling water tap, quartz worktops and ample space, making it both practical and stylish. Bi-folding doors open seamlessly onto the rear garden, creating an excellent space for entertaining. The kitchen further benefits from access to a separate utility room and a convenient downstairs WC, adding to the overall functionality of the layout.

Heading upstairs, the first-floor landing leads to four well-proportioned double bedrooms, each thoughtfully designed to accommodate family living. The master bedroom enjoys the added luxury of its own en suite and freestanding wardrobes, while two of the bedrooms benefit from built-in wardrobes, offering excellent storage solutions. Completing this floor is the modern family bathroom, fitted with a four-piece suite, providing both comfort and practicality for a busy household. The property has been well maintained throughout, allowing new owners to move straight in with ease.

Externally, the home continues to impress. To the front, there is an attractive lawned garden with mature shrubs and a paved driveway providing parking for up to four vehicles. The rear garden is fully fenced and features a generous lawn alongside a patio seating area, making it ideal for outdoor dining and summer entertaining. There is also access to the converted garage, a highly versatile space suitable for use as a games room, home gym or additional living area. Overall, this is a fantastic opportunity to acquire a spacious, move-in-ready family home in a desirable village location, offering both lifestyle and convenience in equal measure.





















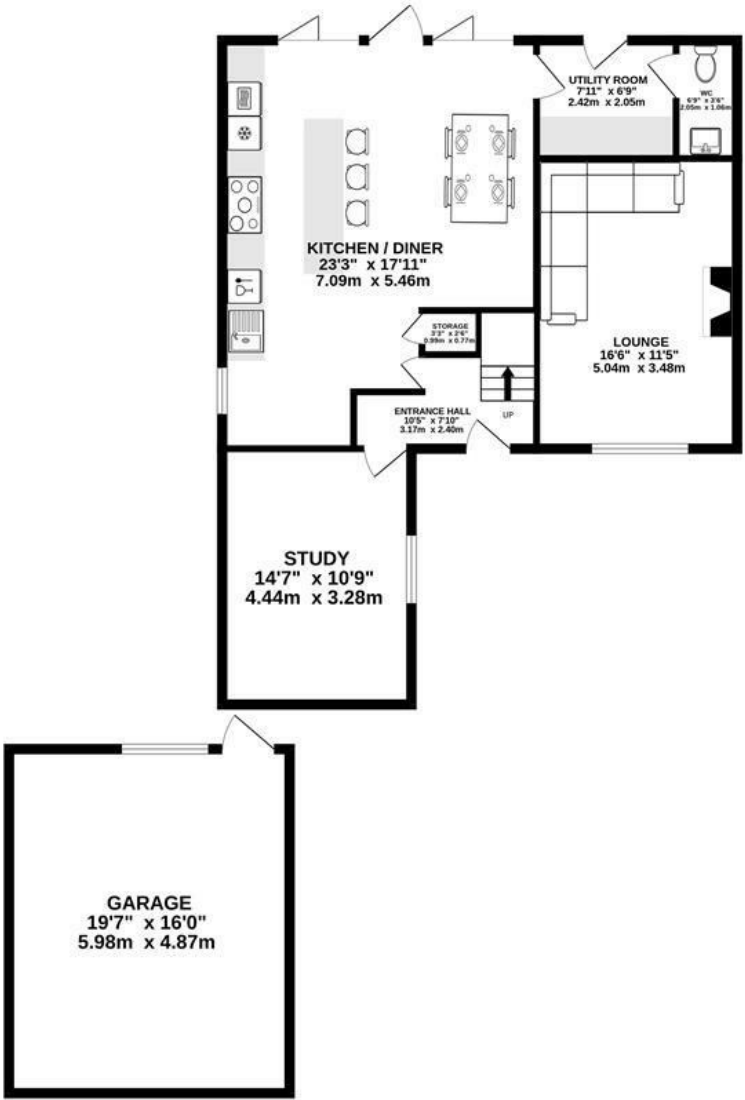




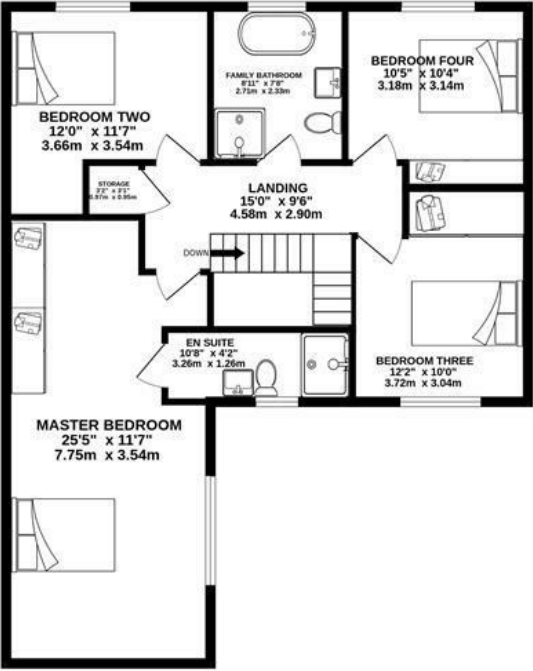


# BEN ROSE

GROUND FLOOR  
1146 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 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	

