



4 Clovelly Drive, Penwortham
Preston

Guide Price **£300,000**



4 Clovelly Drive

Penwortham, Preston

Stunning 3-bed semi in sought-after Higher Penwortham with open-plan kitchen-diner, garage & driveway for 2 cars. Beautiful garden & convenient location near amenities, schools & transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stunning Extended Semi-Detached Home In Highly Sought After Higher Penwortham
- Sizeable Open Plan Kitchen Diner Family Room To Rear
- Three Bedrooms, Two With Stylish Fitted Wardrobes
- Separate Lounge With Bay Window
- Utility Room & W.C
- Garage With Off Road Parking For Three Cars
- Large Rear Sunny Garden With Patio And Decking Areas
- Within Walking Distance To Popular Local Amenities & Bars/Restaurants & In Catchment Area For Excellent Schools

Entrance Hallway

Stunning entrance hallway with glass framed door. Radiator cover. LVT flooring.

Lounge

Sizeable lounge with imitation wood burner stove within traditional surround. Bay window to front.

Open Plan Family Kitchen Diner

Stunning kitchen diner with excellent range of eye and low level units comprising stainless steel sink with drainer unit. Integrated appliances include electric oven, four ring gas hob with over head extractor, full size dishwasher, tall fridge freezer and washing machine. Centre island breakfast bar. Open plan dining area and family room. Two velux windows. Feature radiator. LVT flooring. Window and french doors to rear.

Utility Room

Eye and low level units with space for tumble dryer. LVT flooring. Access to garage. Door to rear.

W.C

Two piece suite comprising wall mounted wash hand basin and low level w.c. LVT flooring. Window to side.





First Floor Landing

Feature banister rail with stair runner carpet. Window to side.

Master Bedroom

Double bedroom with stylish fitted wardrobes. Window to rear.

Bedroom Two

Double bedroom with stylish fitted wardrobes. Window to front.

Bedroom Three

Laminate flooring. Window to front.

Bathroom

Three piece suite comprising P shaped panelled bath with over head shower, wall mounted wash hand basin and low level w/c. Feature heated towel rail. Partially tiled walls. Tiled flooring. Two windows to side.

GARDEN

To the front of the property is a block paved driveway with off road parking for up to three cars, leading to front access to garage. To the rear of the property is a spacious sunny garden with fenced surround, mainly laid to lawn with decking and indian stone patio areas.

GARAGE

Single Garage

Off road parking for two cars.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1134.18 ft²

105.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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