



30 Blackhurst Avenue, Hutton
Preston

£580,000



30 Blackhurst Avenue

Hutton, Preston

Dreaming of timeless charm, lush gardens, and peaceful village living? This elegant 4-bed home on a private road blends rural beauty, luxury finishes & family comfort—near top schools & amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Immaculate Traditional Home on a Small Private Development
- Extensive Landscaped Gardens with Secret Areas, Pergola & Gazebo
- Spacious Living with Solid Oak Flooring, 'B&G' Fireplace & Oak Doors Throughout
- Four Spacious Bedrooms with Fitted Wardrobes & Luxurious Bathrooms
- Walking Distance to Ashbridge Independent School & Penwortham Tennis Club
- Buyers Information Pack Available

Hallway

Herringbone style oak floor. Cloakroom. Understairs storage.

Lounge

Inset 'Bodart & Gonay' gas fireplace. Space for dining. French doors to rear. Windows to rear.

Kitchen / Diner

Excellent range of eye and low level units including: 1.5 stainless steel sink. Integrated appliances include: dishwasher, 'NEFF' electric oven and microwave, gas hob, extractor fan, wine chiller. Space for: fridge/freezer, free standing larders. Corian worktops. Space for dining. Ceramic tiled floor. French doors to rear. Window to side.

Utility Room

Good range of low level units including: 1.5 stainless steel sink. Plumbed for washing machine and tumble dryer. Boiler access. Tiled floor. Door to side. Window to front.

Study / Lounge

Window to front.

Downstairs W.C.

Pedestal wash hand basin. W.C. Oak floor. Window to side.





Landing

Galleried landing with airing cupboard. Loft access. Partially boarded. Window to front.

Master Bedroom

Fitted wardrobes. En-suite. Window to rear.

Master Bedroom En-suite

Three piece suite including walk-in mains shower. 'Roca' pedestal hand wash basin and W.C. Part tiled walls. Tiled floor. Window to side.

Bedroom Two

Fitted wardrobes. Window to side and rear.

Bedroom Three

Fitted wardrobes. Window to rear.

Bedroom Four

Fitted wardrobes. Window to front.

Bathroom

Four piece suite including: free standing bath. Mains shower with cubicle. 'Roca' pedestal wash hand basin and W.C. Part tiled walls. Fully tiled floor. Window to front.

FRONT GARDEN

Landscaped front garden with mature hedges, established shrubs and patio leading to front garden nook with pergola seating, fire feature, greenhouse and planting beds.

REAR GARDEN

Generously sized, lawned rear garden, large Indian sandstone patio areas and beautifully landscaped with mature pleached hedges and established planting. Highlights include a patio border with water feature, a raised deck beneath a charming gazebo with built-in pizza oven - ideal for outdoor entertaining. To the side, a quaint sandstone seating area offers a peaceful retreat, while an additional gravelled space to the rear provides further storage area complete with potting shed and wood store.

DRIVEWAY

3 Parking Spaces

Driveway with parking for 3 vehicles plus garage parking.

DOUBLE GARAGE

1 Parking Space

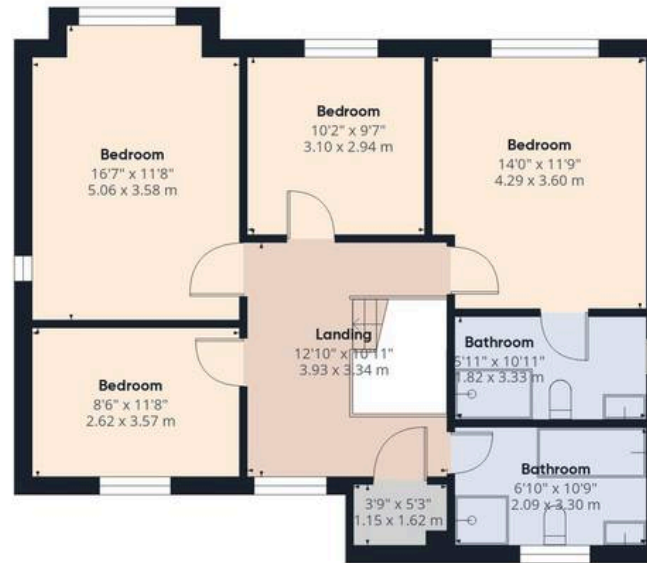
Detached double garage with automated canopy doors. EV (OHME) charging point. Side door access.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2028 ft²
188.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ESTATE AGENCY- REDEFINED



At MovingWorks, we're not just another estate agent.

We're a proudly independent, family-run business, founded in 2000 to do things differently – and better.

Buying a home is one of life's biggest milestones. It's emotional, personal, and deserves expert support every step of the way.

Why buyers choose us:

We're a marketing agency, not just a listing service. We match you with the right home and guide you through the process with care and clarity.

With Gazeal, you can reserve your chosen property and protect your purchase from delays or fall-throughs. It shows you're a committed buyer – giving you peace of mind and a stronger position.

We also help you get legally ready, so you can move quickly and with confidence.

At MovingWorks, we combine strategy with genuine care – putting people before process to make your move smooth, secure, and stress-free.

Clients love working with us, check out our reviews to find out for yourself. If you need help selling your home, or know anyone that we could be of service to- please get in touch.



CONTACT US



www.movingworks.co.uk



hello@movingworks.co.uk



[@movingworksestateagentsuk](https://www.instagram.com/movingworksestateagentsuk)



[@mwearlybirdvip](https://www.facebook.com/mwearlybirdvip)



[@movingworks6301](https://www.youtube.com/movingworks6301)



LOVE IT? Secure your offer

COMPLETE
THIS FORM
AND WE'LL
BE IN TOUCH

SCAN

