



12 Meadway, Hesketh Bank
Preston

£425,000



12 Meadway

Hesketh Bank, Preston

🏡✨ Hidden Gem in Hesketh Bank! 4-bed, 3-bath detached with 2 conservatories 🌿
wide hallway 🚪 modern kitchen 🔍 landscaped gardens 🎨 covered entertaining space
🍷 gated drive + garage 🚗
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Guide £425,000- £450,000
- Four Bedroom Detached property
- Modern kitchen with island and integrated appliances
- Versatile reception rooms
- Conservatories with garden access
- Ground floor bathroom and bedroom
- Master with en suite
- Beautiful private side gardens
- Detached garage
- Off-road parking and gated driveway
- Buyers information pack available

Entrance

Karndean floor, turning circle for accessible living. Storage cupboard plumbed for washing machine and tumble dryer.

Ground Floor Bathroom

Three piece suite comprising a shower cubicle, vanity wash hand basin, low level wc. Tiled walls and tiled floor. Window to the front.

Kitchen

Excellent eye and low level units, double stainless steel sink, integrated appliances include: electric oven, Rayburn cooker, and wine fridge. Space for fridge/freezer plumbed for dishwasher. Island with granite worktop. Engineered oak floor. Open into conservatory to the side and window to rear.

Conservatory

Window to side and access to side garden.

Living Room

A recessed brick fireplace with a multi fuel stove, Amtico floor. Window to front and rear. Doors to a conservatory.

Conservatory

Amtico floor, windows to side and French doors to a side garden with decking.

Lounge

Window to front and French doors to main garden.





First Floor Landing

Velux window to rear.

Bathroom

Three piece suite; shower over panelled bath, pedestal wash hand basin, low level wc. Tiled walls and fully tiled floor. Window to front.

Master Bedroom

Fitted wardrobes, window to front and side.

En suite

Three piece suite comprising of; panelled bath with shower over, low level wc and pedestal wash hand basin. Panelled walls, vinyl floor and Velux to rear.

Bedroom Two

Fitted storage. Window to front.

Bedroom three

Fitted wardrobe and range of storage units. Window to side.

Ground Floor Bedroom Four

Flexible space; could be a bedroom/ office/lounge. Vinyl floor. Window to rear.

Garden room

Wooden garden room with electric.

Garage

Access door to side. Electric doors. Electric and water.

GARDEN

Gated drive to access garage, to the front paved driveway, brick walls with established hedges. Access to side gardens.

GARDEN

Garden to rear and both sides. established hedges and borders. Decking area with pond, decking areas surrounding both conservatories, lawned garden with stone area. Garden room with seating, bar area and electric.

GARAGE

Single Garage

Parking in front of the garage.

DRIVEWAY

2 Parking Spaces

To the front of the house.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2395 ft²

222.8 m²

Reduced headroom

108 ft²

10.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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