



28 Parkside Drive, Broughton
Preston

£425,000



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Broughton, Preston

Modern Three-Bedroom Detached Property on Corner Plot in Broughton Featuring Open-Plan Living, Master Ensuite, Study, Cinema Room, Solar Panels, Garden, Close to Schools and Transport

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully Built Three-Bedroom New-Build Home Set on a Generous Corner Plot
- Stunning Extended Open-Plan Kitchen, Dining And Living Area
- Modern Appliances, Bi-folds and Velux Windows
- Antico Flooring Throughout Creating a Premium, Modern And Long-Lasting Aesthetic
- Separate Study/Home Office, Perfect for Remote Working
- Cinema Room with Built-in 'Sonos' Surround-sound System
- Master Bedroom with 'Sonos' Surround-Sound System, Air Conditioning, Dressing Room and Luxury En-Suite
- High-Quality Outhouse Gym/Studio, Ideal for Fitness, Hobbies Or Workspace
- Solar Panels Offering Energy Efficiency and Reduced Running Costs

Entrance Hallway

Amtico floor. Understairs storage.

Cinema Room/ Lounge

Built-in 'Sonos' surround-sound system. Window to front.

Open Plan Kitchen Diner

Open plan kitchen living space with excellent range of eye and low-level units including inset stainless steel sink. Integrated appliances include: dishwasher, fridge/freezer, electric oven and gas hob. Space for built-in microwave. Built-in 'Sonos' surround-sound system. Amtico floor. Two Velux windows. Bi-fold doors. Window to side and rear.

Utility Room

Good range of eye and low-level units including 1.5 stainless steel sink. Space plumbed for washing machine. French doors to rear. Amtico floor.

Study

Amtico floor. Window to front.

Downstairs W.C.

Wall mounted wash hand basin. W.C. Amtico floor.





Landing

Loft-access. Fully boarded loft. Window to side.

Master Bedroom

Built-in 'Sonos' surround-sound system. Air conditioning unit. Walk-in wardrobe. En-Suite bathroom. Window to side and rear.

Master Bedroom En-suite

Three piece suite including: wall mounted wash hand basin, W.C. mains shower. Tiled walls. Tiled floor. Window to side.

Bedroom Two

Fitted wardrobes. Window to front.

Bedroom Three

Window to front.

Bathroom

Four piece suite including: tiled bath (mains), shower cubicle (mains), wall mounted wash hand basin and W.C. Tiled walls. Tiled floor. Window to side.

Outhouse Studio

Gym studio. Sliding doors to side.

REAR GARDEN

Low-maintenance south-west facing garden, predominantly laid to lawn with a neat patio area and walkway.

FRONT GARDEN

Mainly laid to lawn with planted shrub borders.

GARAGE

Triple Garage

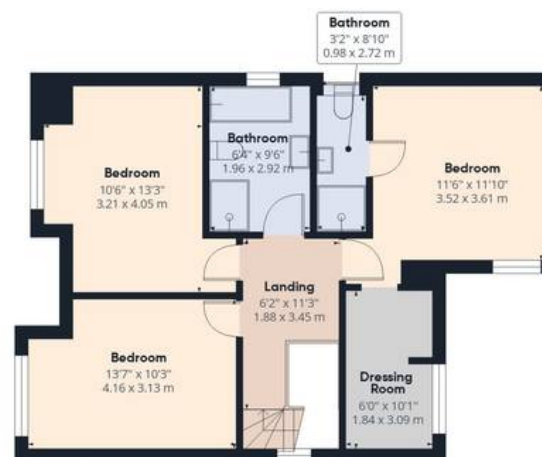
Off-road driveway parking for up to three vehicles with electric car charging point (7kw).





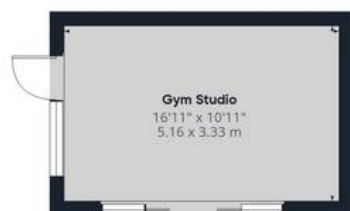


Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1742 ft²
161.9 m²



Ground Floor Building 2



Ground Floor Building 3

(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.

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