



Claytongate Drive, Penwortham, PR1 9SE

£335,000

A Superb, complete chain, modern four bedroom detached family home which provides a bright and spacious interior with tastefully decorated rooms throughout and great sized rear gardens with high degrees of privacy and a single garage and driveway parking. The property forms part of this new development providing excellent access to the areas shops, schools and amenities.



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Penwortham is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard

LIVING ROOM 16'4" x 10'9" (5.0 x 3.3)

Two double glazed windows, carpeted flooring

KITCHEN DINING ROOM 9'10" x 18'8" (3.0 x 5.7)

Double glazed window to rear gardens, double glazed patio doors with windows to side , tiled flooring, a range of wall and base units with Integrated microwave , Integrated electric oven , 4 Ring gas hob , Space and plumbing for dishwasher ,Breakfast bar with built in shelving

UTILITY ROOM 6'6" x 5'10" (2.0 x 1.8)

Tiled flooring, Space and plumbing for washing machine , space for dryer, sink and drainer, door to rear gardens, space for dryer, ceiling spot lights , wall mounted boiler

CLOAKROOM WC

Low level wc, wash hand basin, tiled surrounds

FIRST FLOOR LANDING

Loft access, carpeted flooring

MAIN BEDROOM 14'5" x 9'6" (4.4 x 2.9)

Double glazed windows, carpeted flooring, fitted wardrobes, door to en suite

EN SUITE

En suite shower enclosure, low level wc, wash hand basin, heated towel rail, tiled surrounds

BEDROOM 2 10'2" x 9'2" (3.1 x 2.8)

Double glazed window, carpeted flooring, fitted wardrobes

BEDROOM 3 9'10" x 8'6" (3.0 x 2.6)

Double glazed window, carpeted flooring.

BEDROOM 4 10'9" x 6'2" (3.3 x 1.9)

Double glazed window, carpeted flooring

MAIN BATHROOM

Matching white bathroom suite wiled surrounds and heated towel rail

REAR GARDENS

Lawned area, mature tree and shrub borders, enclosed by fencing, gated side access

GARAGE

Garage with power and light, driveway parking to the front aspect





