



49 Dunlin Drive, Cottam, PR4 0JX
£285,000

The Property Perspective

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We are delighted to offer this beautiful 3 double bedroom home with stylish open plan kitchen/diner, large garden and set over 3 storeys, ideal for growing families. Downstairs you'll find the heart of the home and a stylish open plan kitchen/diner with French doors leading to a large rear garden. The light and bright lounge makes the ideal space for entertaining or just some relaxation. On the first floor there are two double bedrooms and a family bathroom. Upstairs leads to the top floor where you'll discover your own private haven. This consists of a large bedroom that's spread across the entire floor with your own en suite.

This exciting new development is located on the edge of the thriving town of Preston, Lancashire. This exciting new development boasts acres of green open space and beautiful scenery. Nearby you'll find a great range of local amenities including shops, cafés and restaurants. Living here you'll benefit from excellent transport links to wherever you need to go.

Tenure - Freehold
Management Fee - £175.95 pa.
Council Tax - TBC (anticipated)
EPC A

GROUND FLOOR

HALL

Welcoming entrance leading to

LOUNGE 16'4" x 12'2" (max) (4.99m x 3.72m (max))

Bright, airy, spacious living area. Ideal for entertaining and relaxation.

KITCHEN/DINING 15'5" x 10'5" (max) (4.72m x 3.19m (max))

Stylish open plan kitchen with spacious dining area. Ideal for entertaining.

WC 5'1" x 3'4" (1.56m x 1.03m)

Contemporary WC with white sanitary ware plus tiling.

FIRST FLOOR

LANDING

BEDROOM 2 13'6" x 8'8" (4.14m x 2.65m)

An impressive double bedroom.

BEDROOM 3 11'11" x 8'8" (3.65m x 2.65m)

An impressive double bedroom.

BATHROOM 8'2" x 6'5" (2.49m x 1.98m)

Contemporary family bathroom with white sanitary ware plus tiling.

SECOND FLOOR

MASTER BEDROOM 21'10" x 15'6" (6.68m x 4.73m)

A beautiful, spacious, master bedroom on it's own floor leading to

EN SUITE 8'2" x 3'10" (2.49m x 1.19m)

Contemporary en suite with white sanitary ware plus tiling.

EXTERNAL

External parking space

Large garden

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

Deposit Contribution OR help towards Stamp Duty fees*

Lower mortgage rates with Own New – Rate Reducer*

*Any incentives are subject to builders terms, conditions and price differentials

