



**18 Digby Drive, Cottam, Preston, Lancashire, PR4 OWL**  
**£421,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer this beautiful 4 double bedroom property with stylish open plan kitchen/diner, south facing garden, separate study, utility room, single garage and master bedroom containing an impressive en suite. This is the perfect family home boasting space and elegance.

This exciting new development is located on the edge of the thriving city 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 and high achieving schools. Living here, you'll benefit from excellent transport links to wherever you need to go.

Freehold  
EPC rating A  
Council Tax TBC  
Management fee £176.95 PA  
10 year Structural Warranty  
2 year Builders Defect

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### LOUNGE 18'11" x 12'2" (max) (5.79m x 3.72m (max))

Beautiful lounge with spacious bay fronted room. Ideal for entertaining or relaxing evenings.

#### KITCHEN/ DINING AREA 20'1" x 15'4" (max) (6.14m x 4.68m (max))

Stylish open plan kitchen/diner with French doors and family living area.

#### UTILITY 8'3" x 5'2" (2.54m x 1.58m)

Adjoining room with access to the garden. Great space for laundry

#### WC 4'10" x 5'2" (1.49m x 1.58m)

Contemporary white sanitary ware plus tiling.

#### STUDY 9'5" x 7'8" (2.88m x 2.36m)

Perfect for working from home.

### FIRST FLOOR

#### LANDING

Leading to

#### MASTER BEDROOM 14'10" x 12'2" (4.53m x 3.72m)

Beautiful master bedroom that leads to

#### EN SUITE 7'2" x 4'9" (2.19m x 1.47m)

Contemporary en suite with white sanitary ware plus tiling.

#### BEDROOM 2 14'4" x 12'2" (4.37m x 3.72m)

An impressive double bedroom.

#### BATHROOM 8'9" x 7'4" (2.68m x 2.26m)

Contemporary family bathroom complete with white sanitary ware plus tiling

#### BEDROOM 4 10'2" x 9'11" (3.11m x 3.04m)

An impressive double bedroom.

#### BEDROOM 3 13'4" x 9'5" (4.07m x 2.88m)

An impressive double bedroom.

### EXTERNAL

Single garage

South facing garden

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

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

Developers standard range and pricing.

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