



3 Digby Drive, Cottam, Preston, PR4 0JX
£375,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Welcome to this stunning new build detached house located at Digby Drive, Cottam, Preston, PR4 0JX. This modern property offers a perfect blend of contemporary design and spacious living, making it an ideal family home.

As you enter, you will be greeted by two generous reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home features a well-appointed kitchen that flows seamlessly into the dining area, creating a warm and inviting atmosphere for family gatherings. With four well-proportioned bedrooms, there is plenty of room for everyone, ensuring comfort and privacy.

The property boasts three stylish bathrooms, designed with modern fixtures and finishes, catering to the needs of a busy household. The upgraded flooring throughout the home adds a touch of elegance and sophistication, enhancing the overall aesthetic.

Spread over three stories, this house offers a unique layout that maximises space and light. The new build status ensures that you will benefit from the latest in energy efficiency and modern living standards, providing peace of mind for years to come.

Additionally, the property comes with an attractive offer of part exchange plus flooring or a generous contribution of £19,100 towards your deposit, making it an excellent opportunity for potential buyers.

Situated in the desirable area of Cottam, Preston, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the chance to make this exceptional property your new home.

Freehold
EPC rating A/B
Council Tax TBC
Management fee - £176.95
10 year Structural Warranty
2 year Builder's Defect

Kitchen / Dining 62'11" x 45'3" (19.2 x 13.8)

Modern Kitchen diner!

Lounge 62'11" x 34'1" (19.2 x 10.4)

Great lounge space

Utility 19'8" x 18'4" (6.0 x 5.6)

WC 13'5" x 10'9" (4.11 x 3.3)

1st Floor

Bathroom 21'7" x 16'8" (6.6 x 5.10)

Family bathroom

Bedroom 1 37'4" x 34'1" (11.4 x 10.4)

Main bedroom

Dressing 23'7" x 21'3" (7.2 x 6.5)

Private dressing room

Ensuite 1 23'7" x 15'5" (7.2 x 4.7)

Bedroom 2 36'1" x 32'5" (11.0 x 9.9)

Double bedroom

2nd Floor

Bedroom 3 46'3" x 32'5" (14.10 x 9.9)

Double bedroom

Bedroom 4 37'4" x 27'2" (11.4 x 8.3)

Shower Room 23'3" x 16'0" (7.11 x 4.9)

* Subject to builders terms, conditions and price differentials

** Developer to pay standard 1 property stamp duty plus further savings with no estate agents fees with Part Exchange

*** From Developers standard range and pricing.

Part Exchange cannot be utilised with any other incentive

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

