

## Hathaway Close, Bamber Bridge, Preston Offers Over £400,000

Ben Rose Estate Agents are pleased to present to market this stunning four bedroom, detached, self-built property located in the much sought-after town of Bamber Bridge. The property is located on a private road with exclusive gated access and would be an ideal family home offering a great living arrangement throughout, maximising the space on offer. The property is ideally located on the doorstep to Walton-Le-Dale High School, as well as other nearby supermarkets and amenities. There is also fantastic travel links via the nearby train station and the M6 and M61 motorways.

Internally, the property briefly comprises of a gorgeous reception hall offering an abundance of natural light via the bespoke floor to ceiling windows. From here, you'll find the spacious lounge to the left-hand side of the property as well as the study. Both these rooms benefit from dual aspect windows. Heading through to the right side of the home, you'll find the open-plan kitchen/diner/family room maximising on the space on offer. The space is ideal for modern family living with bi-folding doors that open up onto the garden. The contemporary kitchen is fitted with integral appliances throughout such as, fridge/freezers, dishwasher, and three wall based ovens. Central to this is the island that also functions as a breakfast bar. Just off the kitchen, you'll find the convenient utility room. The ground floor benefits from underfloor heating throughout.

Moving upstairs, you'll find four generously sized bedrooms with the master benefiting from an ensuite and walk-wardrobe. Bedrooms two and three also offer an abundance of storage space in the eaves. You'll also find the modern family bathroom on this floor.

Externally, to the front of the property is a driveway for up to four cars leading to the single detached garage. The garden is located to the right of the property and features a large laid lawn, play area and an Indian Stone patio - perfect for families.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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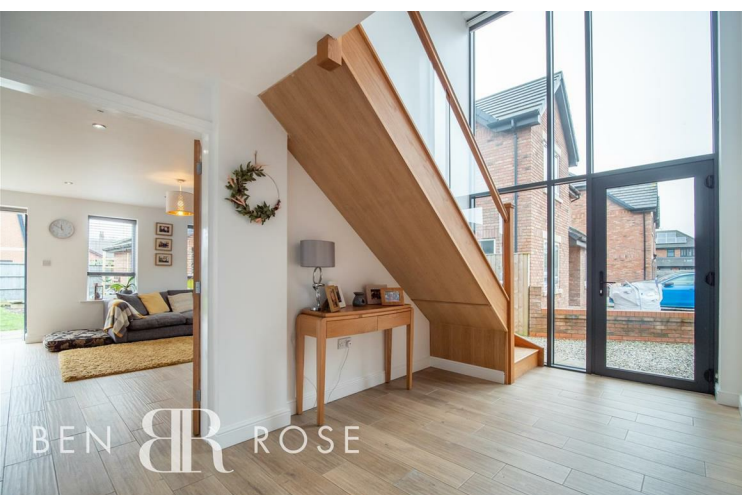
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