



4 Pearwood Close

Bamber Bridge, Preston, PR5 6DE



£340,000

This attractive family home not only has great kerb appeal, is beautifully decorated and well maintained throughout, but also stands in a quiet cul de sac and an excellent location for access to the amenities of Bamber Bridge. Internally, the accommodation provides bright, well lit rooms with space for a growing family, ample storage and tasteful fixtures and fittings. Families will certainly appreciate the separate heating zones for each floor! Internal viewings are available but, briefly, the accommodation comprises a welcoming hall, lounge, modern fitted kitchen/diner with integrated appliances, handy ground floor wc and a study/office. On the first floor, there are four double bedrooms with fitted wardrobes to three and ensuite to the master, and the family bathroom. Externally, there are manicured gardens and a detached double garage with electric vehicle charging point. Leasehold - details on request. Awaiting EPC. Council tax band E.





GROUND FLOOR

Hallway

uPVC door to front, central heating radiator, doors into the lounge, kitchen/diner, cloakroom and office, stairs to the first floor.

Lounge

14'1" x 11'6" (4.310m x 3.524m)

uPVC double glazed window to front, central heating radiator.

Kitchen/Diner

24'5" x 10'8" (7.446m x 3.271m)

Fitted with a range of wall and base units in cream with contrasting worktops incorporating a four ring gas hob with overhead extractor and stainless steel splashback, integrated oven, Whirlpool dishwasher, washing machine and stainless steel 1.5 sink and drainer. Space for fridge/freezer. Tiled flooring. Central heating radiator. Wall mounted combi boiler. Space for a dining table. uPVC double glazed windows and French doors to rear.

WC

5'2" x 3'0" (1.600m x 0.918m)

Central heating radiator. WC and pedestal hand basin. Extractor fan.

Office/Study

9'6" x 8'9" (2.921m x 2.681m)

uPVC double glazed window to front, laminate flooring, central heating radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side, access to the loft which is boarded and insulated. Doors to the four bedrooms and family bathroom. Storage cupboard.

Bedroom One

12'9" x 12'6" (3.895m x 3.822m)

uPVC double glazed window to front, central heating radiator, built in wardrobes, USB sockets. Door to en-suite.

En-suite

6'4" x 6'3" (1.943m x 1.928m)

uPVC double glazed frosted window to front. Shower enclosure, WC, pedestal hand basin. Recessed spotlights, central heating radiator, extractor fan

Bedroom Two

12'1" x 8'11" (3.694m x 2.739m)

uPVC double glazed window to rear, central heating radiator, built in wardrobe, USB sockets.

Bedroom Three

9'6" x 8'6" (2.919m x 2.613m)

uPVC double glazed window to front, central heating radiator.

Bedroom Four

8'9" x 8'7" (2.691m x 2.627m)

uPVC double glazed window to rear, central heating radiator built in wardrobes.

Family Bathroom

8'9" x 6'2" (2.678m x 1.887m)

Three piece suite comprising WC, bath with overhead electric shower and glass screen, hand basin in vanity unit. Central heating radiator. Tiled splashbacks. Recessed spotlights, extractor fan. uPVC double glazed frosted window to rear.

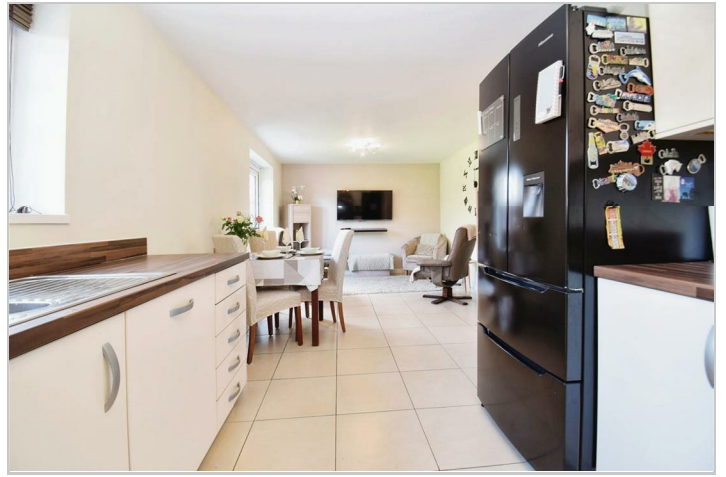
EXTERNAL

Landscaped garden to front and side offering areas of lawn, mature flowering shrubs and climbers and decorative gravel, all bordered by low hedges together with a garden gate. A double garage provides ample storage both internally and within the loft space, and benefits from an electric charging point and sockets for a dryer and fridge/freezer.

The attractive rear garden is mainly laid to lawn and offers a flagged patio.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



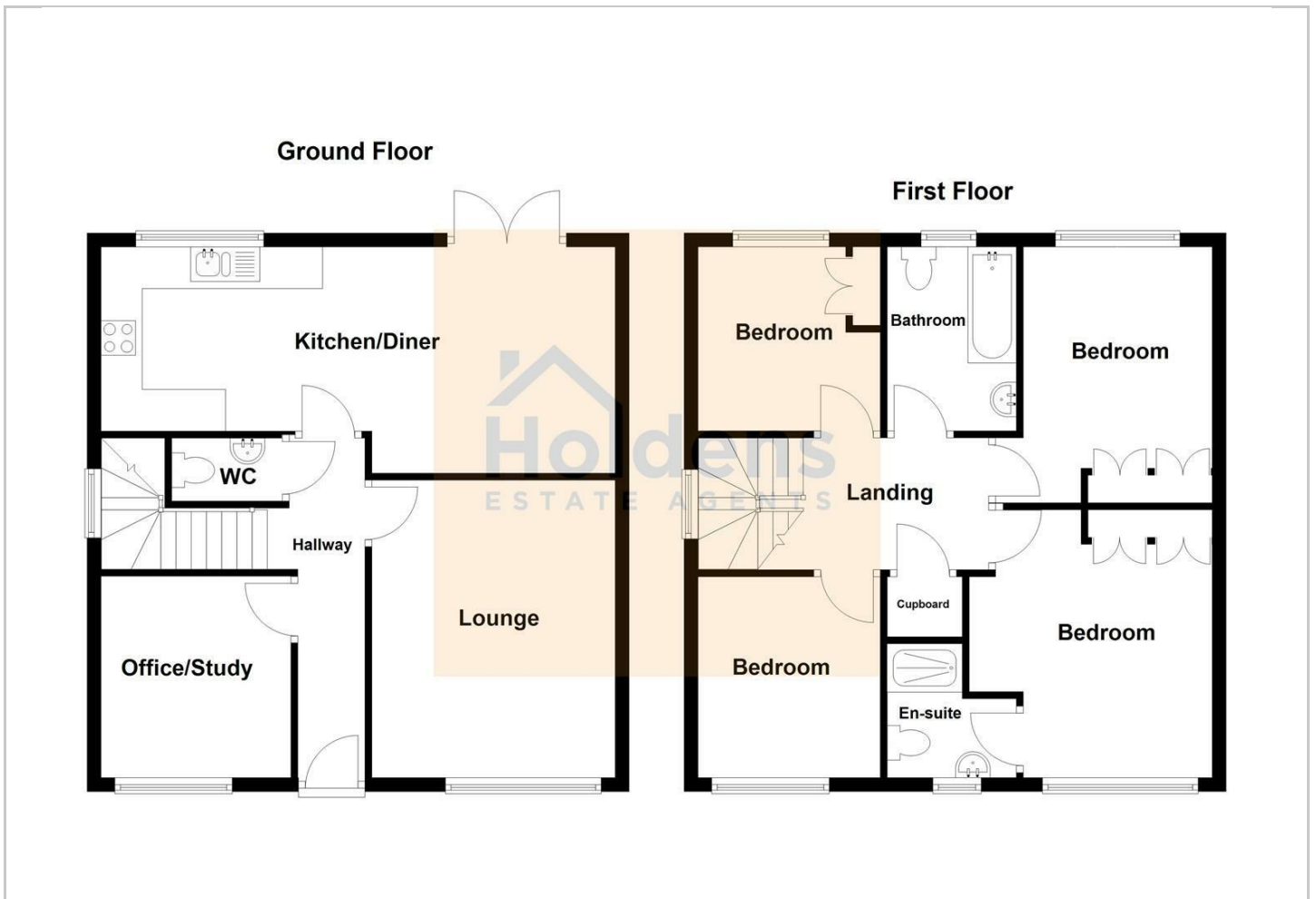
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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