



Clover Drive, Freckleton, Preston, PR4 1TG

Asking Price £400,000

- EXTENDED 4 BEDROOM DETACHED FAMILY HOME
- EXTENDED FAMILY ROOM AND KITCHEN
- INTEGRAL GARAGE AND DOUBLE DRIVEWAY
- EPC = C
- ***** OFFERED WITH NO CHAIN DELAY!!!!
- CLOSE TO FRECKLETON VILLAGE CENTRE
- RECENTLY INSTALLED KITCHEN AND BATHROOMS
- PRIVATE REAR GARDEN
- VIEWING RECOMMENDED

Clover Drive, Preston PR4 1TG

TEMPO are delighted to offer to the market this Extended 4 Bedroom Detached Family Home. In brief, the property comprises: Entrance Hall, Ground Floor WC, Lounge, Dining Room, Family Room, Study, Breakfast Kitchen and Utility Room complete the living accommodation to the ground floor. There are Four Bedrooms, the Master with Ensuite and Family Bathroom to the First Floor. Mature and manageable landscaped gardens to front and rear, Double Driveway and Integral Garage provide off road parking. Double glazing and central heating throughout. Viewing Recommended. EPC = C. *****



4



3



4



C

Council Tax Band: E

Tenure: Freehold



Entrance Hall

Composite glazed front door opens into the entrance hall. Stairs to first floor, ceiling light and coving, tiled floor and radiator.

Ground Floor Cloaks WC

UPVC double glazed frosted window to the front. Two piece suite comprising vanity hand washbasin with mixer tap and low level push button flush WC. Ceiling light, tiled floor, extractor fan and heated towel ladder.

Lounge

14'11" x 11'10"

UPVC double glazed Oriol window to the front. Fitted fire surround and hearth incorporating inset living flame gas fire, coving and ceiling light, solid oak floor and two radiators. Open plan to:

Dining Room

9'0" x 8'8"

Coving and ceiling light, solid oak floor and radiator. Open plan to both the Family Room and Study area.

Family Room

11'7" x 10'0"

UPVC double glazed French doors to the rear and Velux ceiling window. Ceiling light, solid oak floor and radiator.

Study

8'11" x 10'4"

Glazed door and windows to the kitchen allowing natural light. Ceiling light, solid oak floor and radiator. Built in storage cupboard under stairs.

Breakfast Kitchen

11'7" x 14'5"

Extended and recently installed kitchen. UPVC window to the rear, Velux ceiling window and exterior door to the side allowing plenty of natural light, A wide range of white gloss wall and base units including fixed island seating and contrasting Quartz Galaxy work surfaces with matching upturn splashbacks. Integral sink and tall mixer tap, spaces and pipework for Range style gas cooker and plumbing for auto dishwasher. Oversize tiled flooring, inset ceiling downlighters and radiator. Door to:

Utility Room

9'10" x 4'11"

UPVC double glazed window to the side. Fitted base units including tall larder and incorporating Quartz work surface with matching upturn splashbacks. Steel sink and drainer with mixer tap, oversize tiled flooring, under counter space and plumbing for washing machine, ceiling spotlights, wall mounted condensing boiler and radiator. Door to :

Integral Garage

17'11" x 8'10"

With up and over door to the front and power points and lighting.

First Floor Landing

Aforementioned stairs down to the ground floor. Useful built in airing cupboard housing hot water cylinder, loft access hatch with pull down ladder, ceiling light and radiator. Doors to the following rooms:

Bedroom One

13'6" x 8'10"

UPVC double glazed window to front, Fitted wardrobes including overbed storage and bedside units. Ceiling light and radiator. Door to:

Ensuite

5'5" x 7'0"

UPVC double glazed frosted window to the rear, Recently installed three piece suite in white comprising: Step in shower enclosure with mixer controls and handheld shower attachment on riser rail and overhead rain shower: vanity unit and counter washbasin with mixer tap and concealed low level WC with push button flush. Fully tiled walls and floor, inset ceiling downlighters and heated towel ladder.

Bedroom Two

11'8" x 8'10"

UPVC double glazed window to rear. Fitted wardrobes and knee hole desk, ceiling light and radiator.

Bedroom Three

12'3" x 8'10" widest point

UPVC double glazed window to front, Fitted wardrobes and knee hole desk, ceiling light and radiator.

Bedroom Four

7'5" x 7'9"

UPVC double glazed window to front. Fitted sliding wardrobes, ceiling light, laminate flooring and radiator.

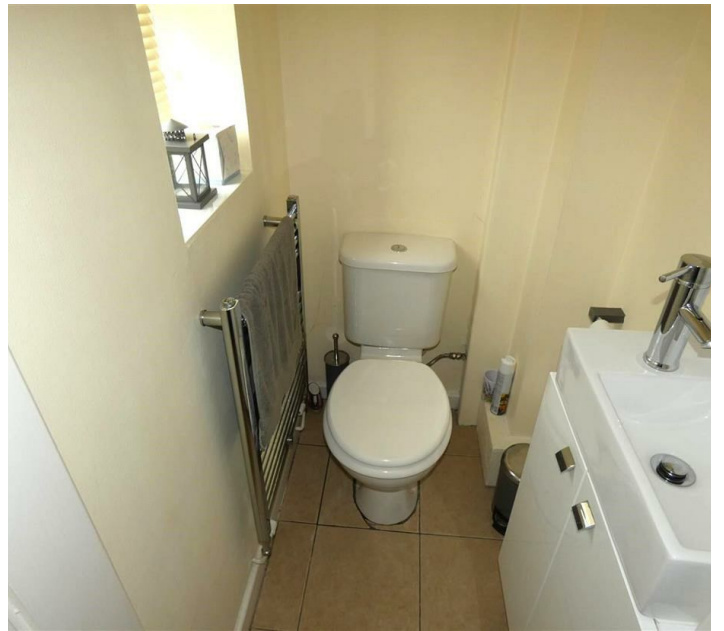
Family Bathroom

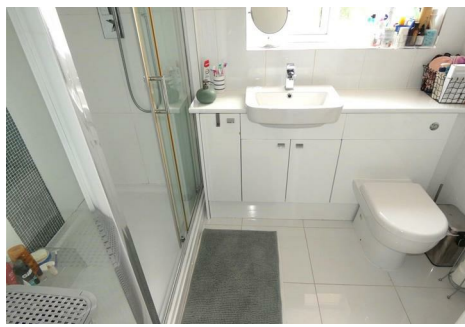
5'5" x 8'3"

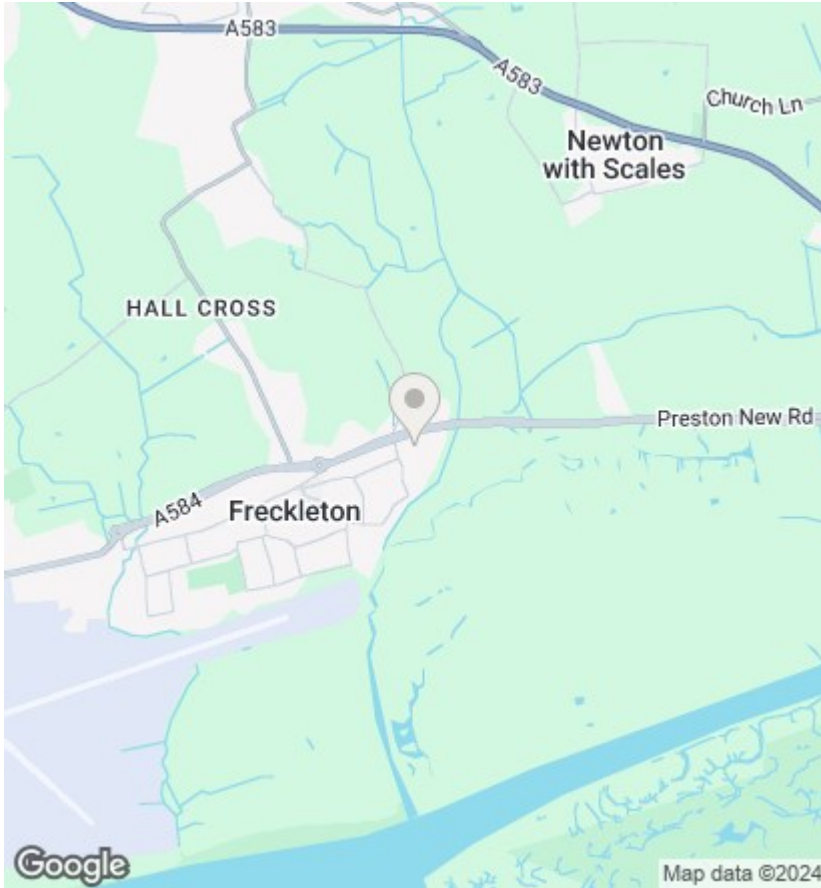
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Exterior

Open landscaped garden and block paved driveway for two cars to the front. Private fenced rear garden with laid to lawn, paved patio, flower borders, timber storage shed, exterior lighting and side access path with timber security gate.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	70		
(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	

OR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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