



4  
Bedrooms

2  
Bathrooms

Tenure :  
Freehold



Brought to the market is this four bedroom detached family home on Princess Street in Great Preston. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

An immaculate detached residence is offered for sale in the highly sought-after village of Great Preston, enjoying a superb position backing onto St Aidan's Nature Reserve with open green spaces close by. The property benefits from a private, non-overlooked rear aspect and is offered to the market with NO ONWARD CHAIN.

This distinguished four-bedroom home effortlessly combines stylish contemporary living with excellent family accommodation, enhanced by a range of high-quality features ideal for modern lifestyles.

The accommodation begins with two spacious reception rooms, offering flexible living space. The cosy lounge features a charming bay window and wood-burning stove, creating a warm and inviting atmosphere. The heart of the home is the impressive open-plan kitchen and dining area, complete with a substantial central island, a range of integrated appliances and French doors that flood the space with natural light and provide seamless access to the mature rear garden. A separate utility room with shower area adds further practicality.

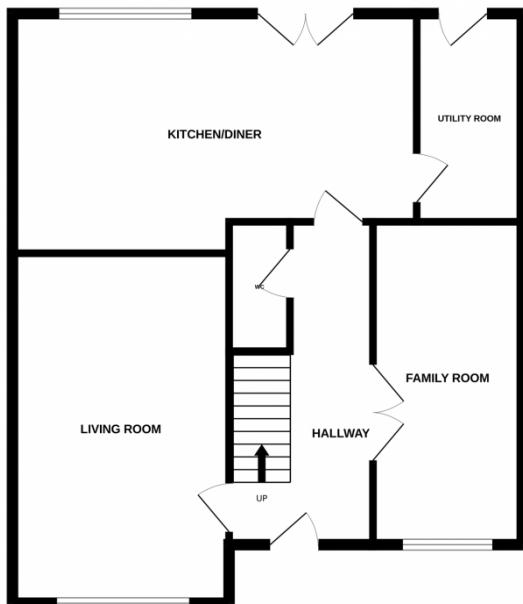
All four bedrooms are generous doubles. The principal bedroom is particularly noteworthy, boasting fitted wardrobes and a luxurious en-suite bathroom. A second double bedroom also benefits from its own en-suite shower room, while two further double bedrooms are served by a well-appointed family bathroom, making the layout ideal for families or visiting guests.

Externally, the property enjoys a beautifully landscaped rear garden featuring an elegant pergola, perfect for outdoor entertaining. In addition, a fully insulated garden room/office provides an excellent space for remote working or a peaceful retreat. To the front, there is ample off-road parking, complemented by an EV charging point for added convenience.

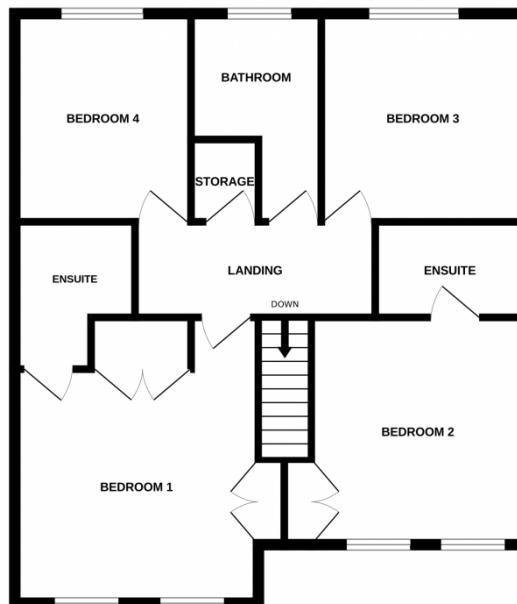
This exceptional home represents a rare opportunity to acquire a truly immaculate property in a prime and tranquil setting, offering an enviable lifestyle with immediate access to countryside walks.

Please note: an estate management fee of £180 per annum applies for the upkeep of communal areas.

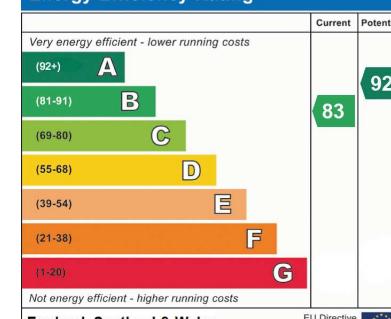
GROUND FLOOR



1ST FLOOR

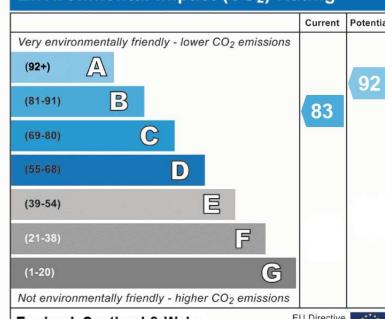


#### Energy Efficiency Rating



Address: Great Preston, LS26

#### Environmental Impact (CO<sub>2</sub>) Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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