



## Larch Lane, Cottam, Preston

**Offers Over £300,000**

Ben Rose Estate Agents are delighted to present to market this spacious four-bedroom semi-detached townhouse, built by the highly regarded Story Homes and situated on the sought-after Waterside development in Cottam, Preston. Set across three well-proportioned floors, this beautifully presented home offers versatile and generous living space, ideal for growing families.

Waterside is one of Cottam's most desirable modern estates, known for its quality build standards and attractive surroundings. The development enjoys a prime Canalside position, located just one street away from the Lancaster Canal and directly connected to the Guild Wheel — perfect for scenic walks, cycling and outdoor enjoyment. A pleasant stroll along Larch Lane opens out onto green spaces and the canal itself, where residents often enjoy the peaceful setting, local wildlife including resident swans, and a well-maintained children's play area nearby. Cottam remains a highly popular residential area, offering excellent travel links with easy access to the M6 and M55 motorways, convenient bus routes within walking distance, and a wide range of local amenities, making commuting and everyday living simple and convenient.

Upon entering the home, you are welcomed by a spacious entrance hallway providing access to all ground floor rooms, along with a useful under-stair storage cupboard and a conveniently located WC. To the front of the property is the beautifully presented kitchen/diner, enhanced by a charming bay window that floods the space with natural light. The bay area comfortably accommodates a dining table — as originally intended by the builder — making it a versatile entertaining or family dining space (currently arranged as an additional seating area). The kitchen itself is fitted with a range of wall and base units with complementary worktops and benefits from integrated appliances including a gas hob, oven, dishwasher, fridge/freezer, and washer/dryer, with additional space for freestanding appliances if required. To the rear, the spacious lounge/dining room offers a second generous dining and living area, just as thoughtfully designed by Story Homes. Large windows and double doors open onto the rear garden, creating a bright and welcoming environment ideal for both everyday family living and entertaining.

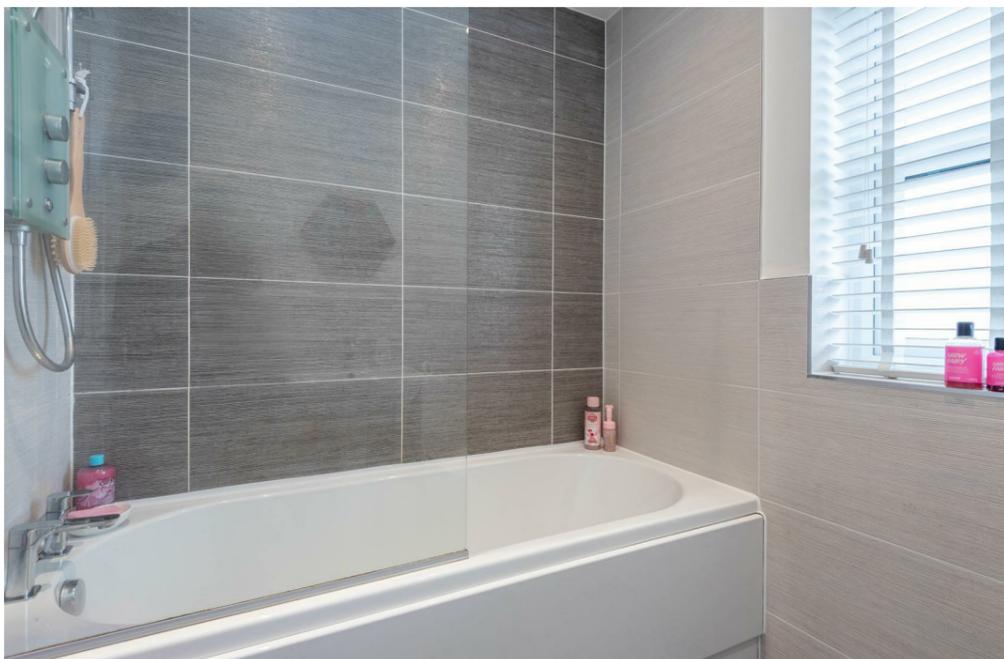
The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. There is also a large eco-friendly hot water tank housed within a dedicated cupboard, enhancing the home's energy efficiency. Bedroom two overlooks the rear garden, bedroom three is positioned to the front, and bedroom four enjoys a rear-facing aspect. The modern three-piece family bathroom is located at the front of the home. Occupying the entire top floor is the impressive master suite. This spacious retreat benefits from windows to both the front and rear aspects (with glimpses towards the canal from the upper levels), a built-in wardrobe, a dressing area, and a private three-piece en-suite bathroom with additional storage.

Externally, the property benefits from a driveway to the side providing off-road parking for up to two vehicles. To the rear is a beautifully maintained south-facing garden — a true sun trap and a highly desirable feature. The garden has been thoughtfully landscaped with Indian stone paving and a high-quality AstroTurf lawn with built-in drainage, creating a low-maintenance yet attractive outdoor space ideal for relaxing and alfresco dining. The southerly aspect not only maximises outdoor enjoyment but also allows natural light to pour into the lounge/dining area throughout the day.

The home further benefits from integrated solar panels, seamlessly built into the roofline for a sleek appearance. While not connected to a battery system, they significantly enhance the property's energy efficiency and help reduce running costs. This beautifully laid-out and energy-efficient townhouse combines space, practicality, premium build quality and an exceptional location on one of Cottam's most desirable developments — making it a superb family home.





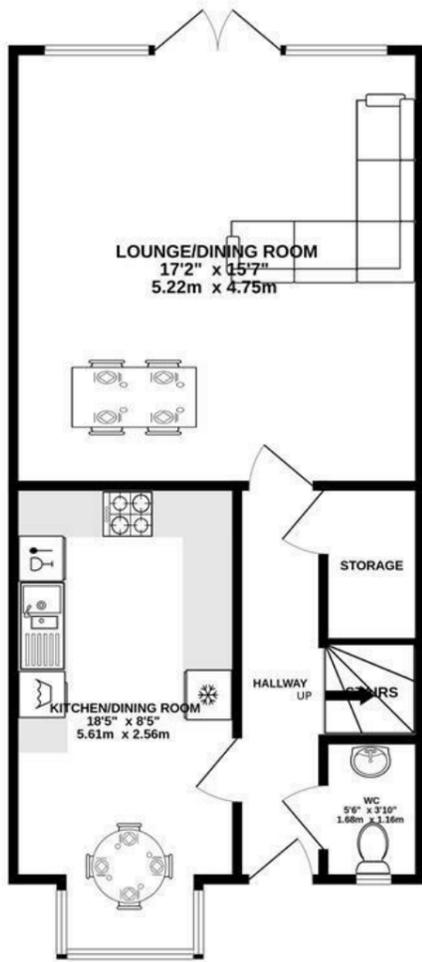




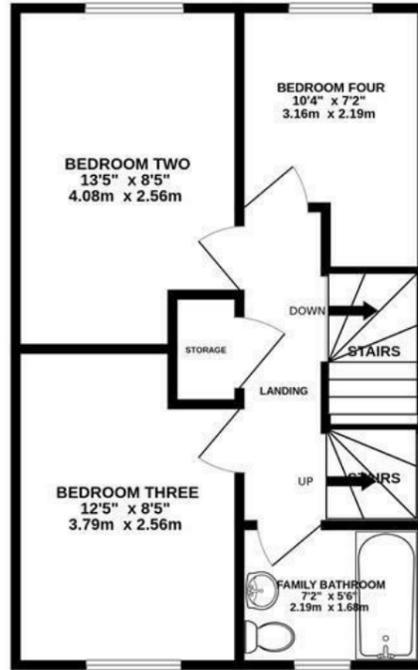




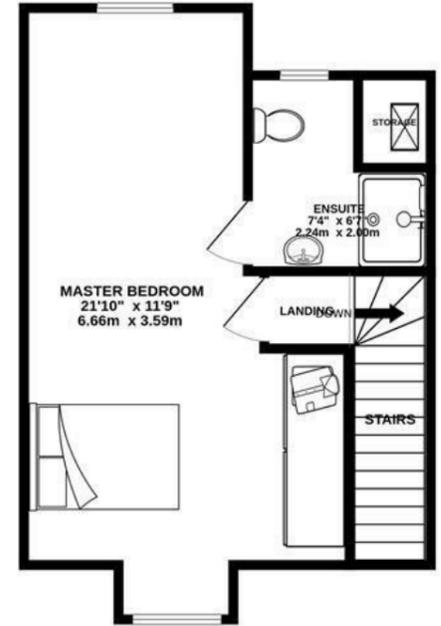
GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR  
341 sq.ft. (31.6 sq.m.) approx.

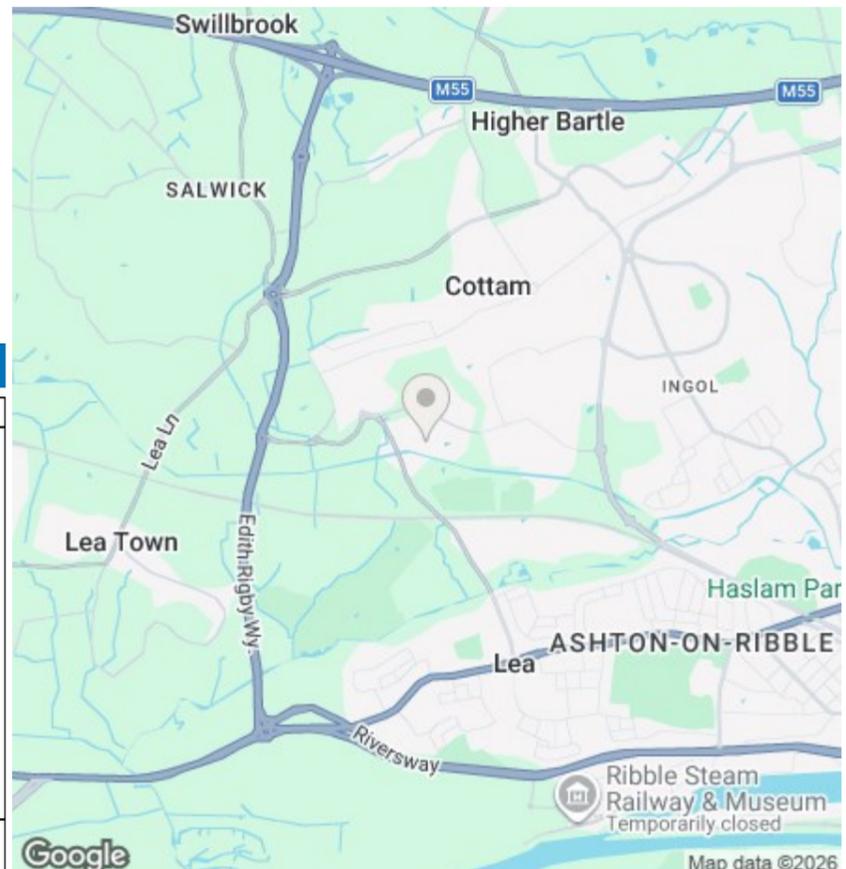


TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>88</b>

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