



Carr Field, Bamber Bridge, Preston

Offers Over £245,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, ideally situated in the ever-popular area of Bamber Bridge, Preston. This attractive property offers spacious and versatile living accommodation throughout, making it an excellent choice for growing families seeking both comfort and practicality. The home is positioned within a well-regarded residential area, benefitting from close proximity to a range of local amenities including supermarkets, reputable schools, cafés, and leisure facilities. For commuters, the property is conveniently located near Bamber Bridge train station, offering direct links into Preston city centre and surrounding areas, whilst excellent road connections via the M6, M61 and M65 motorways provide easy access to nearby towns such as Leyland, Chorley and further afield.

Upon entering the home, you are welcomed into a bright entrance hall which provides access to the first floor staircase and leads through to the spacious lounge. The lounge is a comfortable and inviting space, featuring a large front-facing window that allows natural light to pour in, alongside a stylish wall-mounted fire creating a cosy focal point. From here, the home flows seamlessly into the dining room, perfect for family meals and entertaining guests. An extension to the rear offers additional versatility and is currently utilised as a snug or second seating area, providing a relaxed space to unwind. Completing the ground floor is the modern kitchen, thoughtfully designed with contemporary fittings, ample storage and workspace, catering perfectly to everyday family life.

Moving upstairs, the landing gives access to three well-proportioned bedrooms. Two of the bedrooms are generously sized doubles, with the master bedroom further benefitting from built-in wardrobes, offering practical storage without compromising on space. The third bedroom is ideal as a child's room, nursery, or home office. Completing the first floor is a modern three-piece family bathroom, fitted with quality fixtures and a clean, stylish finish.

Externally, the property continues to impress with a large driveway to the front, comfortably accommodating four to five vehicles, alongside a well-maintained lawn, attractive flower beds, and the added benefit of a wall-mounted EV charger. To the rear, the garden is a true highlight, thoughtfully arranged over three tiers to create a versatile and engaging outdoor space. There is ample room for outdoor furniture, perfect for entertaining during the warmer months, as well as a summer house, a raised pond, a hot tub, and beautifully established mature flower beds that add colour and character throughout. This fantastic home offers a wonderful balance of indoor and outdoor living, making it an ideal long-term choice for families seeking a property in a convenient and desirable location.

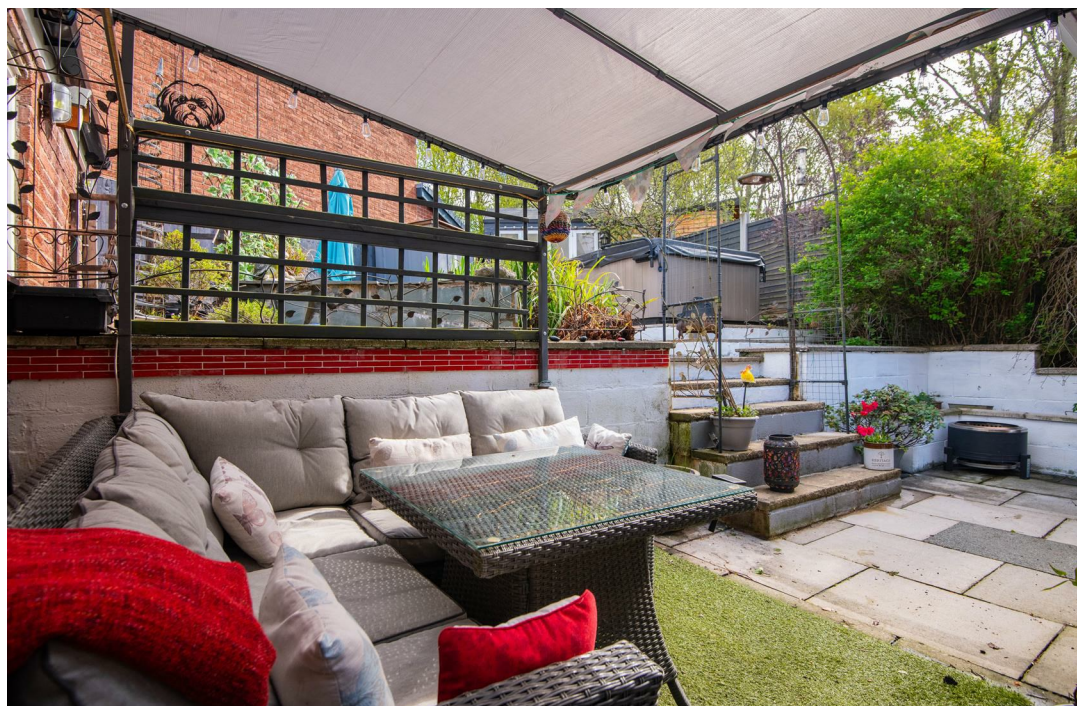
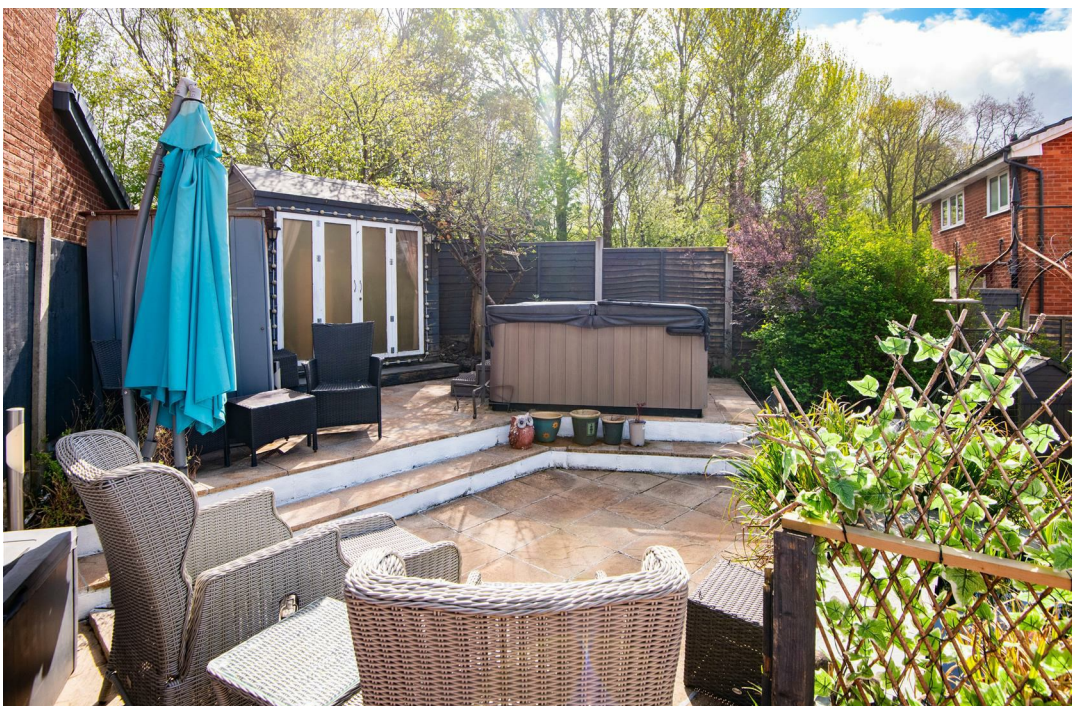












GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

