BEN ROSE



Orpington Place, Bamber Bridge, Preston

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully appointed three-bedroom detached family home, newly built in 2022 and finished to a high standard throughout. Combining contemporary design with thoughtfully arranged living spaces, this attractive property offers an ideal setting for modern family life, with stylish interiors, a generous garden and convenient off-road parking. Situated within the popular residential area of Bamber Bridge, the home is ideally positioned for a range of local amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside a selection of nearby schools. Excellent transport connections are available via Bamber Bridge railway station, offering services towards Preston and Blackburn, as well as local bus routes serving the surrounding communities. The nearby M6 and M65 motorways provide convenient access to Preston, Chorley, Blackburn and further afield, making this an appealing choice for families seeking a well-connected home without compromising on comfort or convenience.

Upon entering, you are welcomed into a bright and airy reception hall, finished with attractive vinyl plank flooring and featuring the staircase to the first floor. A door to the left leads into the spacious lounge, which extends from the front to the rear of the property, creating a generous reception space for both relaxing and entertaining. Dual-aspect windows overlook the front and rear, allowing natural light to flow throughout the room and enhancing its inviting atmosphere. Returning to the hallway, a door straight ahead provides access to the convenient downstairs WC, while an opening to the right leads into the impressive kitchen diner. Generously proportioned and designed with family life in mind, this space features a contemporary fitted kitchen with a range of integrated appliances and a breakfast bar, alongside ample room for a family dining table. A front-facing window brings in natural light, while glazed double doors open directly onto the rear garden, creating a natural connection between indoor dining and outdoor living. The vinyl plank flooring complements the modern finish, while a separate utility room, accessed from the rear left corner, provides additional functionality with integrated appliances and a rear-facing window, keeping household tasks neatly tucked away from the main living space.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom, with an integrated storage cupboard conveniently positioned beside the bathroom. The master bedroom enjoys a pleasant outlook over the rear garden through a large window and benefits from its own three-piece en-suite bathroom, complete with a walk-in shower. This private addition enhances the comfort and practicality of the principal bedroom. Bedroom two is positioned to the front of the property, while bedroom three overlooks the rear garden, with both rooms offering flexibility to accommodate children's bedrooms, guest accommodation or a dedicated home office. Completing the floor is the three-piece family bathroom, fitted with an overhead shower and tiled flooring to provide a practical, easy-to-maintain finish.

Externally, the property benefits from a tarmacked driveway extending along the side of the home, providing off-road parking for up to two vehicles. A mature hedge spans the front boundary, offering a degree of privacy and an attractive green outlook, while a neatly arranged lawned area and flagged pathway create a welcoming approach to the entrance. A gated access point leads through to the rear garden, where a generous lawn provides an excellent setting for family activities, outdoor entertaining and enjoying the warmer months. A flagged pathway runs across the rear of the property, complemented by a planted border along the left-hand side, adding colour and interest to the outdoor space. Continuing alongside the border, a further flagged path leads to a dedicated seating area in the rear corner, providing a peaceful spot for morning coffee or evening relaxation. Beautifully presented and thoughtfully designed, this modern detached home combines quality finishes with versatile accommodation and appealing outdoor space. With its spacious kitchen diner, separate utility room, master en-suite and parking for two vehicles, it presents a superb opportunity for families seeking a stylish, ready-to-enjoy home in the well-connected area of Bamber Bridge.
















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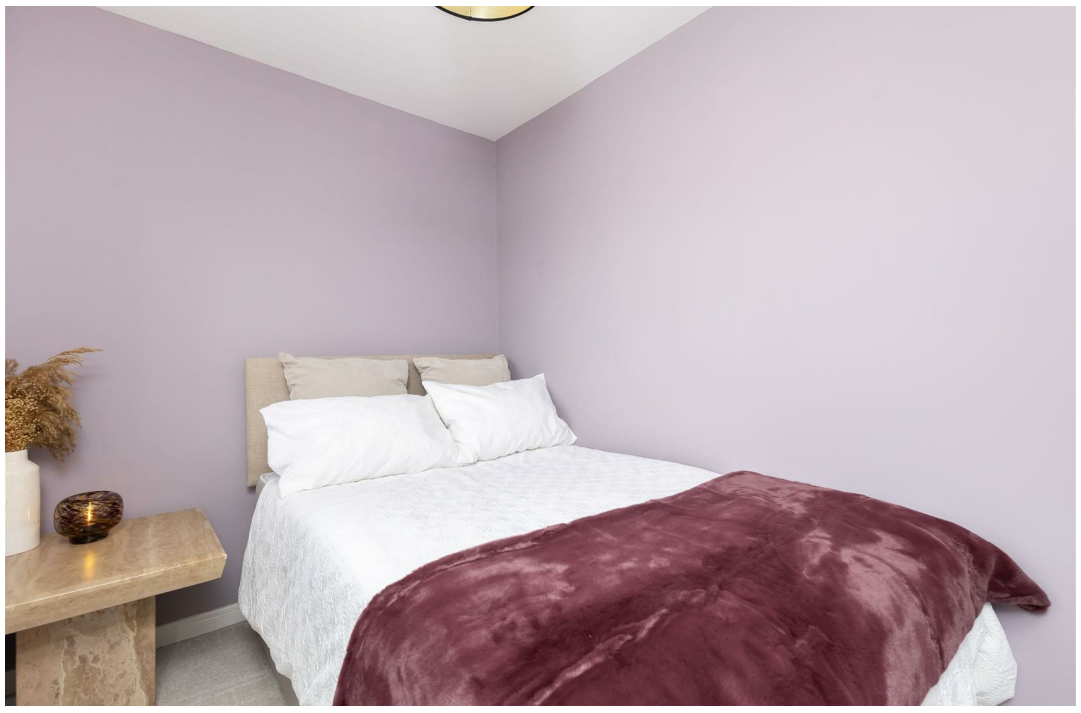









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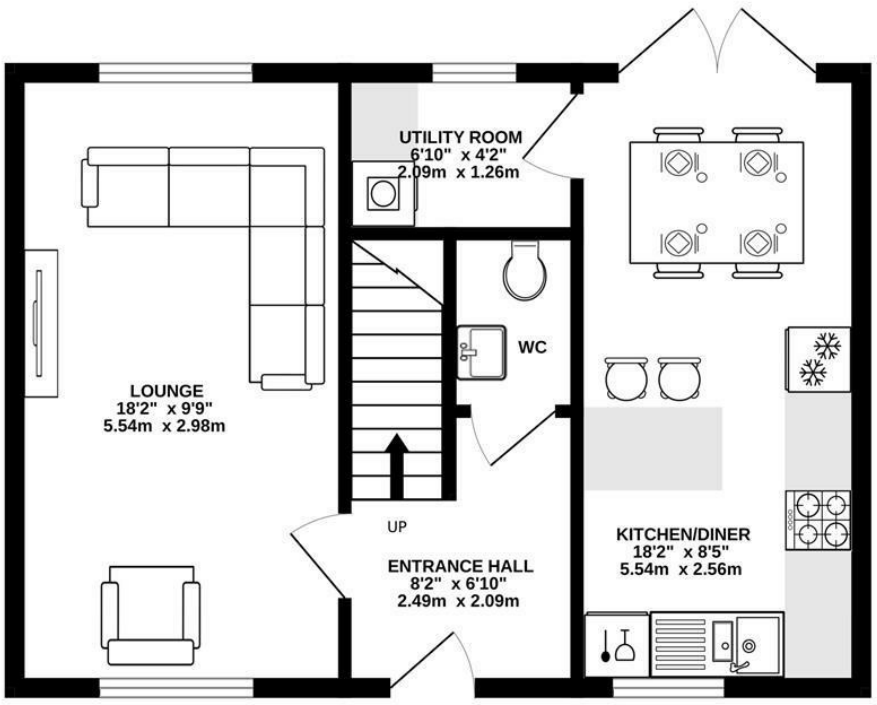
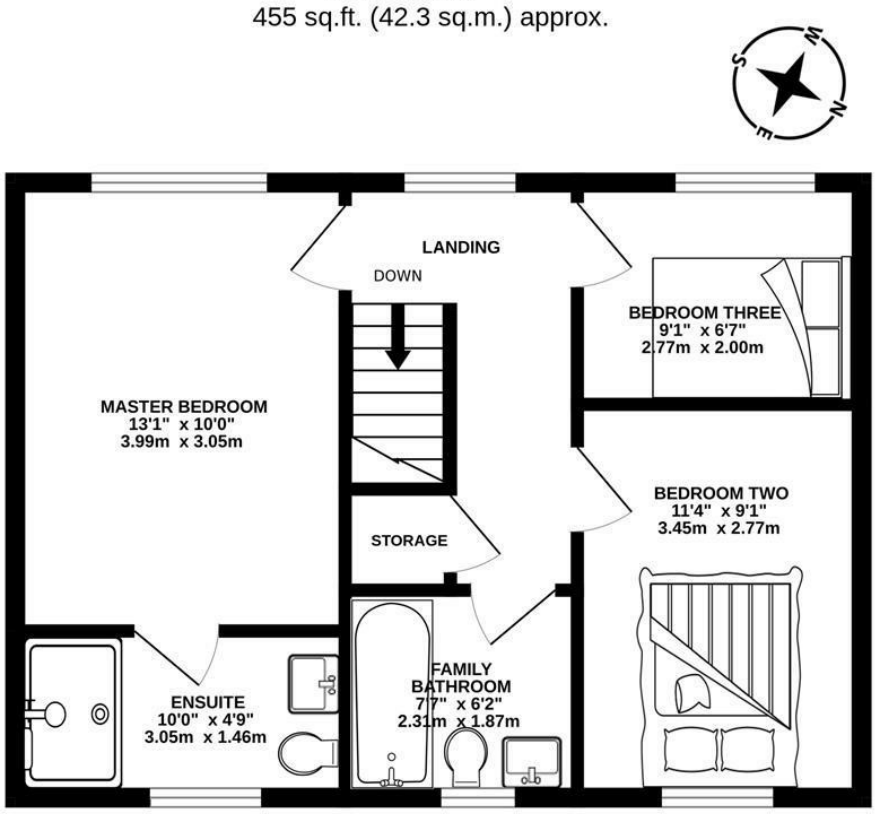
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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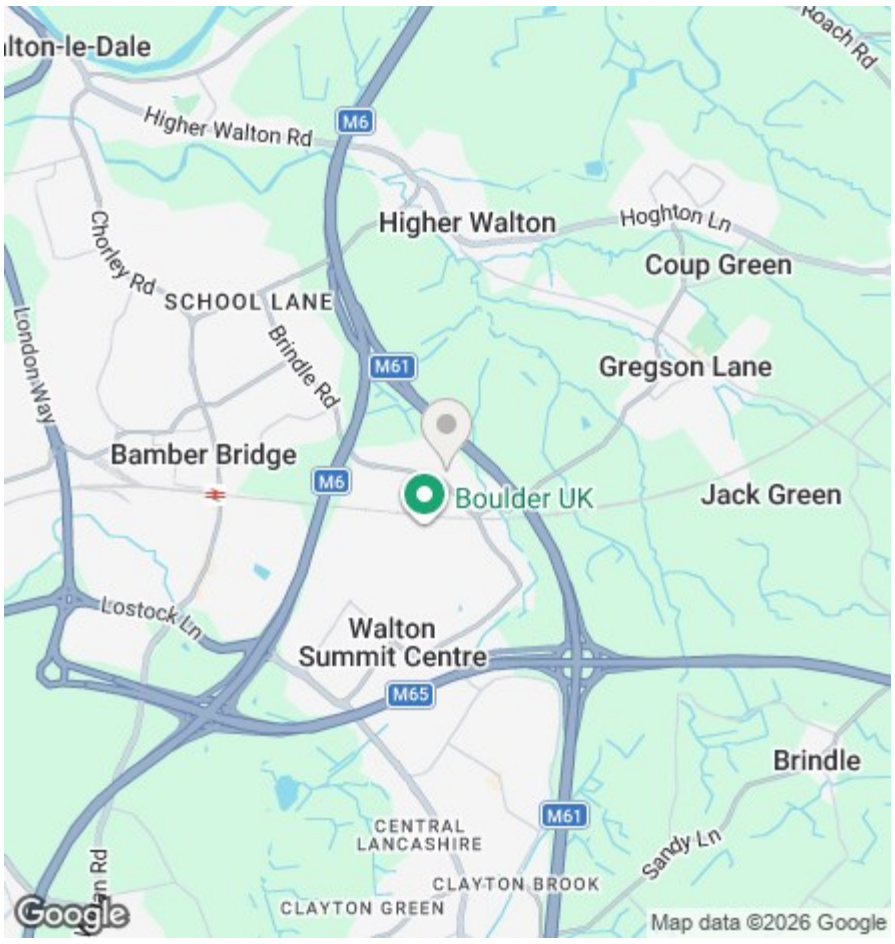
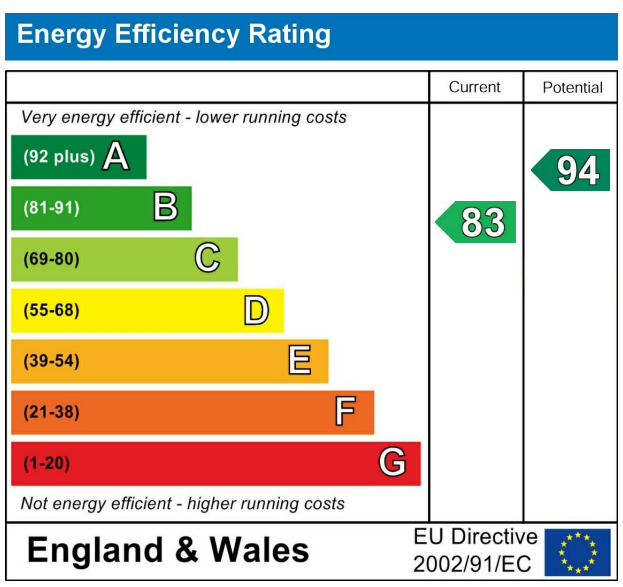
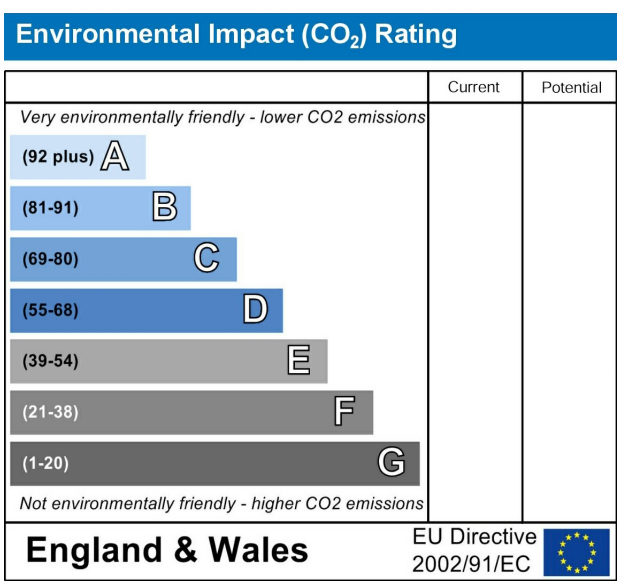
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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