



2 Dibbs Pocket Preston Old Road, Freckleton

Preston

Offers Over **£500,000**



2 Dibbs Pocket Preston Old Road

Freckleton, Preston

A tucked-away detached home near Freckleton village, offering privacy, generous living space and a sociable layout where reception rooms flow around the kitchen.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedroom Detached
- No Chain
- Sociable kitchen-centred layout
- Elegant period detailing
- Double garage & Driveway
- Well-maintained landscaped garden
- Open plan living areas
- Head of quiet cul-de-sac

Hallway

Porch tiled floor with understairs storage.

Kitchen

1 1/2 Composite sink. Integrated appliances include: dishwasher, Fridge, Freezer, steam oven, warming draw, microwave and wine fridge. Island with electric induction hob, larder cupboard. Window to the rear.

Living Room

Gas fireplace. Beautiful ceiling rose. French doors to rear. Window to front.

Sitting Room

Open to Sunroom.

Sunroom

Open to the kitchen and Sitting Room. Over looks the garden. Tiled floor.

Wc

Pedestal wash hand basin. W.c

Utility Room

Plumbed for washing machine. Stainless steel sink. Window to rear.





Landing

Master Bedroom

Balcony overlooking the garden.

Dressing Room

Dressing Room with fitted wardrobes.

En-suite

Vanity wash hand basin. Mains shower. Low level WC. Fully tiled walls. Velux window.

Bedroom

Window to front.

En-suite

Shower cubicle. Wall mounted wash hand basin. Low level WC. Window to side.

Bedroom Three

Window to the rear with window seat.

Bedroom Four

Fitted wardrobes. Window to rear with window seat.

Bathroom

Four piece suite with tiled bath, shower cubicle, vanity wash hand basin and low level WC. Fully tiled walls, window to side.

GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Double Garage





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2227 ft²

206.8 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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