

# GUILDHALL

SALES & LETTINGS



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## 23 Rosebay Gardens

Higher Walton, Preston, PR5 4BS

Offers Over £400,000



Stunning Four-Bedroom Detached Home in Higher Walton

A beautifully presented, modern four-bedroom detached family home, situated on the sought-after Rosebay Gardens in Higher Walton. This turn-key ready property has been decorated to a high standard throughout, offering a stylish and contemporary living space.

The ground floor features a spacious open-plan kitchen diner, perfect for entertaining, with plenty of natural light and modern fittings. The integral garage provides added convenience, while driveway parking ensures ample space for multiple vehicles.

Upstairs, the principal bedrooms (1 & 2) benefit from luxurious en-suite facilities, offering comfort and privacy. Bedrooms 3 and 4 are generously sized, ideal for family, guests, or a home office.



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## Ground Floor

Entrance Hall 14'22 x 6'97 (4.27m x 1.83m)

WC 6'88 x 3'21 (1.83m x 0.91m)

Lounge 15'31 x 10'73 (4.57m x 3.05m)

Kitchen/Diner 21'87 x 11'31 (6.40m x 3.35m)

Utility 9'43 x 5'33 (2.74m x 1.52m)

## First Floor

Landing 12'32 x 10'61 (3.66m x 3.05m)

Bedroom One 14'39 x 13'09 (4.27m x 4.19m)

En-suite 7'99 x 4'50 (2.13m x 1.22m)

Bedroom Two 12'03 x 11'32 (3.73m x 3.35m)

En-suite 5'81 x 5'17 (1.52m x 1.52m)

Bedroom Three 11'75 x 9'21 (3.35m x 2.74m)

Bedroom Four 11'15 x 9'41 (3.35m x 2.74m)

## External

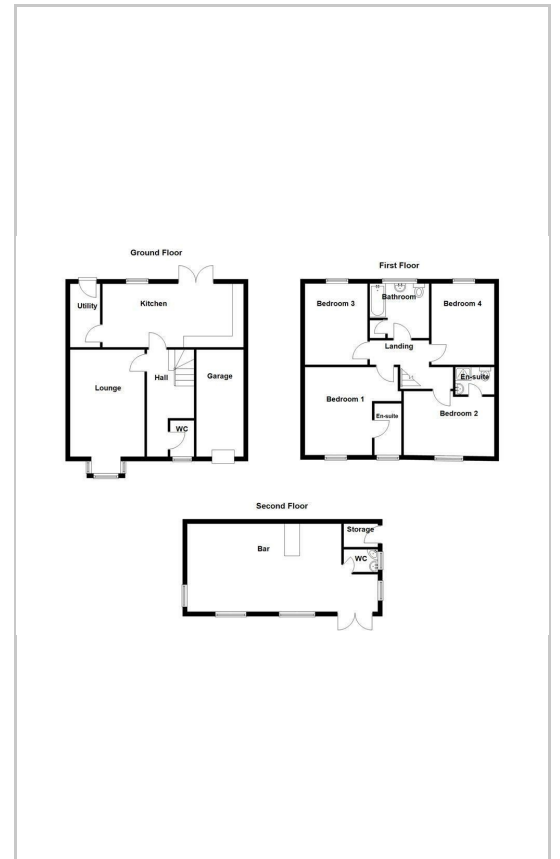
Garage 17'90 x 8'34 (5.18m x 2.44m)

Bar 27'17 x 12'43 (8.23m x 3.66m)

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	89
(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	

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