

# GUILDHALL

SALES & LETTINGS



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## 29 Beaminster Avenue

Cottam, Preston, PR4 0QN

Offers Over £280,000



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**\*\*A beautifully presented four bedroomed detached family home, enjoying an open front aspect with picturesque views over greenery, mature trees and open grassland - situated in the highly sought after area of Cottam!\*\***

This impressive property has been thoughtfully upgraded and well maintained by the current owners, offering spacious and versatile living accommodation throughout. Upon entering, you are welcomed by a wide and inviting hallway leading to a bright and comfortable lounge, a convenient ground floor WC, and a full width contemporary kitchen/diner perfect for modern family living and entertaining. The kitchen has been upgraded to a high specification to include a large kitchen island and double larder units, and is complemented by a separate utility room for added practicality.

Upstairs, the property offers four well proportioned bedrooms, including two doubles and two singles. Two bedrooms are positioned at the rear, one benefiting from a private ensuite, while the remaining two are located at the front. A modern family bathroom serves the rest of the household.

Externally, the home continues to impress with a detached single garage, a private driveway with parking for 3 cars, and a recently enhanced south west facing rear garden, featuring a new porcelain patio, lawn and flowerbeds, ideal for family outdoor enjoyment! Additional benefits include a part boarded loft, providing useful storage space.



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## Ground Floor

Entrance Hallway 19'65 x 6'34 (5.79m x 1.83m)

Lounge 10'83 x 14'42 (3.05m x 4.27m)

Ground Floor WC 5'7 x 4'07 (1.70m x 1.40m)

Kitchen 17'51 x 10'70 (5.18m x 3.05m)

Utility Room 5'18 x 4'18 (1.52m x 1.22m)

## First Floor

Landing 14'22 x 6'96 (4.27m x 1.83m)

Bedroom One 12'46 x 10'33 (3.66m x 3.05m)

En Suite 3'93 x 6'72 (0.91m x 1.83m)

Bedroom Two 10'33 x 10'44 (3.05m x 3.05m)

Bedroom Three 7'54 x 7'54 (2.13m x 2.13m)

Bedroom Four 10'77 x 9'91 (3.05m x 2.74m)

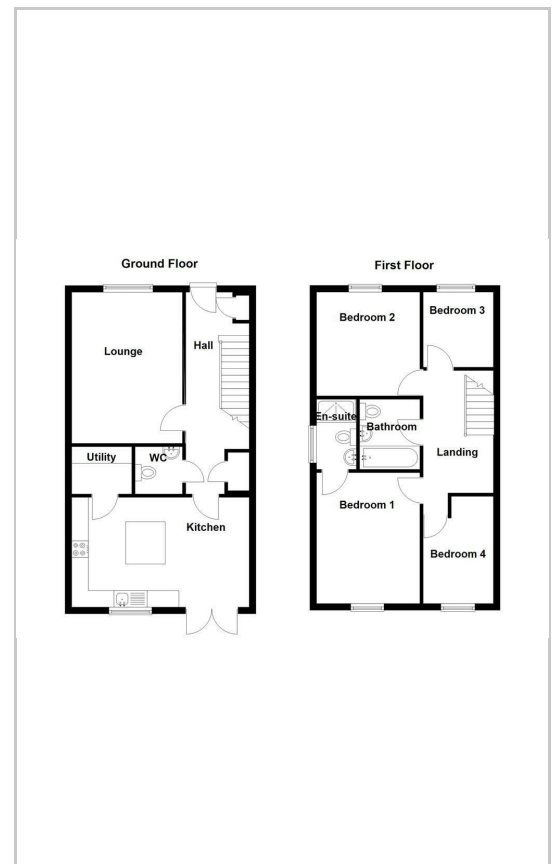
Bathroom 6'69 x 6'18 (1.83m x 1.83m)

Detached Garage 12'5" x 21'5" (3.81 x 6.55)

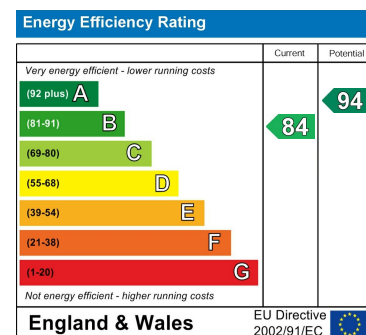
## Area Map



## Floor Plans



## Energy Efficiency Graph



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