



331 Preston Road, Grimsargh
£839,950

Holdens
ESTATE AGENTS



331 Preston Road

Grimsargh, Preston

Spacious five-bedroom detached home in sought-after Grimsargh. Features open-plan living, two en-suites, double garage, generous gardens and excellent storage. Ideal for families. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Impressive five-bedroom detached family home extending to over 3,000 sq ft
- Beautifully presented throughout with high-end finishes and stylish interiors
- Luxurious master bedroom with a stunning en-suite and his and hers walk-in wardrobes
- Second bedroom with its own en-suite and walk-in wardrobe
- Three further bedrooms served by a family bathroom
- Spacious entrance hall with two separate living rooms
- Impressive open-plan kitchen, dining and living space with bi-folding doors to the garden
- Stylish kitchen with a quartz island worktop and a separate utility room
- Fully boarded loft spanning the length of the property, providing excellent storage
- Integral double garage, gated driveway parking and a well-maintained rear garden





Entrance Hall

Laminated floor and well lit, doors to downstairs WC, snug, living room, under stairs cupboard and kitchen dining living room, stairs to first floor

WC

8' 3" x 3' 3" (2.52m x 1.00m)

Tiled floor, wall mounted wash hand basin, WC, uPVC double glazed window to front

Snug

14' 10" x 13' 4" (4.51m x 4.07m)

uPVC double glazed windows to front

Living room

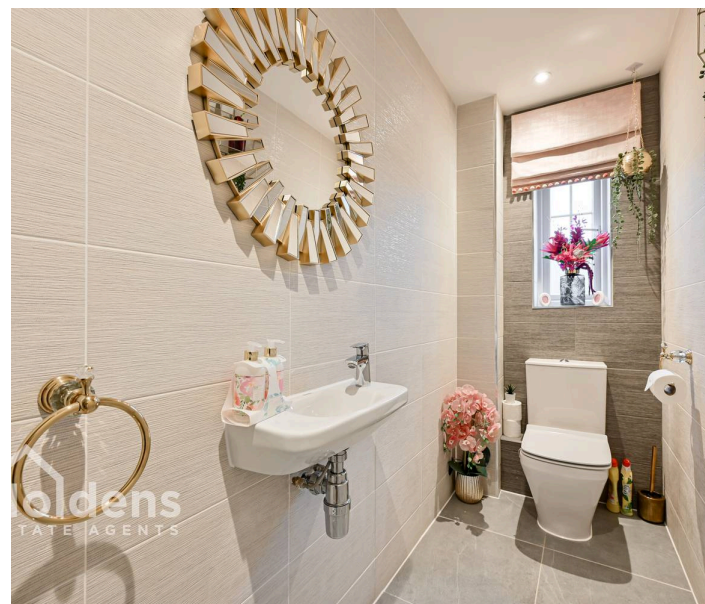
19' 2" x 14' 11" (5.84m x 4.54m)

Down lights, uPVC double glazed windows and french doors to rear, large media wall with electric fire effect

Kitchen dining living

30' 5" x 14' 11" (9.28m x 4.54m)

Tiled floor, uPVC double glazed tri folding doors to rear, large media wall with electric fire effect, sink stainless steel sink and worktop drainer, filtered cold water and Instant boiling water (cooker tap), 5 ring induction hob and extractor fan, island with breakfast bar and storage, full integrated fridge and full integrated freezer, double oven (top oven also a microwave and warming drawer, integrated dishwasher, door to utility



Utility Room

11' 8" x 5' 9" (3.55m x 1.76m)

Worktop and top units, space for washer and dryer, tiled floor, stainless steel sink and drainer, uPVC double glazed door to side of house, door to boiler cupboard, door to double garage



Landing

Attic access with pull down ladders leading to huge boarded storage, uPVC double glazed windows to front, radiator, doors to 5 double bedrooms and bathroom.

Bedroom

15' 6" x 15' 3" (4.73m x 4.65m)

uPVC double glazed windows to front, 2 radiators, door to en suite and door to walk in wardrobe

En-Suite

8' 0" x 5' 8" (2.43m x 1.72m)

Shower cubicle, WC, wash hand basin with vanity unit, wall mounted mirror, uPVC double glazed windows to front, tiled floor, down lights, towel radiator

Bedroom

16' 2" x 11' 4" (4.93m x 3.46m)

uPVC double glazed windows to front, radiator

Bathroom

12' 6" x 7' 2" (3.82m x 2.18m)

Shower cubicle, wash hand basin with vanity unit, WC, wall mounted sink, freestanding bath, tiled floor, down lights, towel radiator

Bedroom

16' 3" x 11' 1" (4.95m x 3.37m)

uPVC double glazed windows to rear, radiator

Bedroom

13' 8" x 13' 5" (4.17m x 4.10m)

uPVC double glazed windows to rear, radiator





Bedroom

18' 8" x 12' 7" (5.70m x 3.84m)

Down lights, 2 radiators, uPVC double glazed windows and french doors with other rail, doors to 2 walk in wardrobes and ensuite

En-Suite

12' 6" x 6' 11" (3.82m x 2.10m)

Walk in shower cubicle, WC, wash hand basin with vanity unit, wall mounted mirror, down lights, free standing bath, tiled floor, towel radiator

Externally

Large driveway with space for multiple cars, wall to front with electric gate, small strip of lawn and some shrubs

Garage

19' 7" x 19' 3" (5.96m x 5.87m)

uPVC double glazed door to side, security hub, double electric door, electric and lighting





GROUND FLOOR
158.1 sq.m. (1702 sq.ft.) approx.



1ST FLOOR
158.1 sq.m. (1701 sq.ft.) approx.



TOTAL FLOOR AREA : 316.2 sq.m. (3404 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

longridge@holdens.co.uk

www.holdens.co.uk/

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