



**Thornfield, Much Hoole, Preston**

**Offers Over £399,950**

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached home, situated in the sought-after village of Much Hoole. Offered with no onward chain, this delightful property is ideal for families, providing ample living space and a versatile layout. Nestled within a quiet cul-de-sac, the home enjoys a peaceful and picturesque setting while remaining conveniently close to local amenities and transport links.

Stepping into the property, you are welcomed into the entrance hallway, where you will find a convenient W.C. and the staircase to the upper level. To the left is the spacious lounge, featuring a central fireplace and a beautiful bay window overlooking the front aspect, allowing plenty of natural light to fill the room. Continuing through, you enter the open-plan kitchen/diner, which spans the full length of the property. The contemporary fitted kitchen offers ample storage, along with an integrated double oven, hob, and dishwasher, as well as a convenient breakfast bar. The dining area provides ample space for a large family dining table, with double patio doors leading through to the conservatory. The bright and airy conservatory offers versatile additional living space and features double patio doors opening out to the rear garden. Completing the ground floor is a practical utility room, located off the kitchen, which provides additional storage and space for freestanding appliances, along with integral access to the attached garage.

To the first floor, you will find four well-proportioned double bedrooms, with both the master bedroom and bedroom two benefiting from integrated storage. The master bedroom also features a contemporary en-suite shower room. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the property benefits from a private driveway providing off-road parking and access to the attached single garage. To the rear is a generously sized garden, featuring a spacious paved patio with steps leading down to a more secluded garden area, offering a tranquil space to relax or entertain.

Early viewing is highly recommended to avoid disappointment.















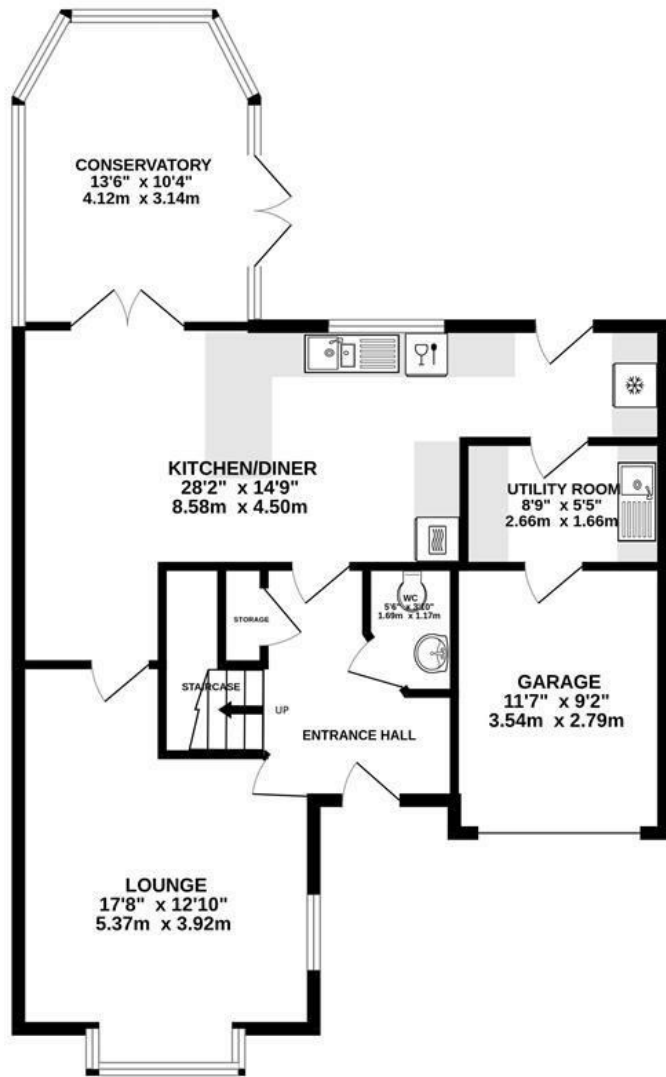




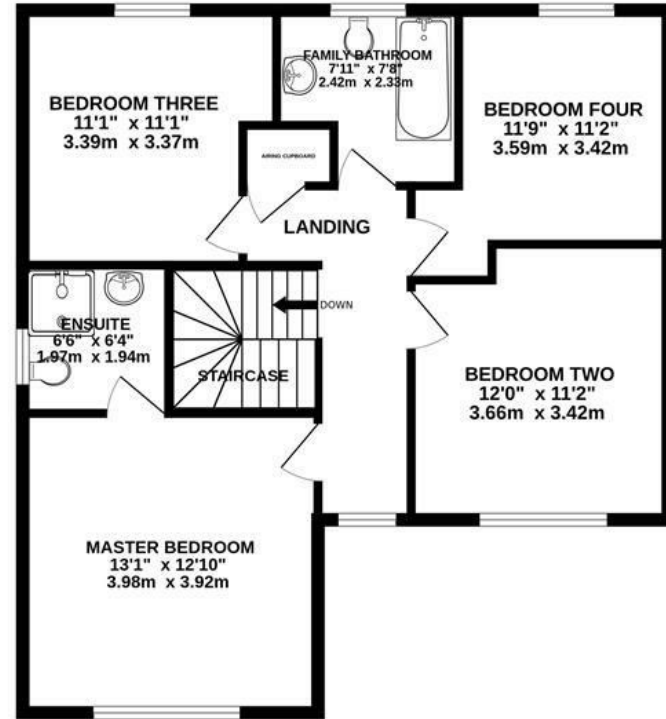


# BEN ROSE

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

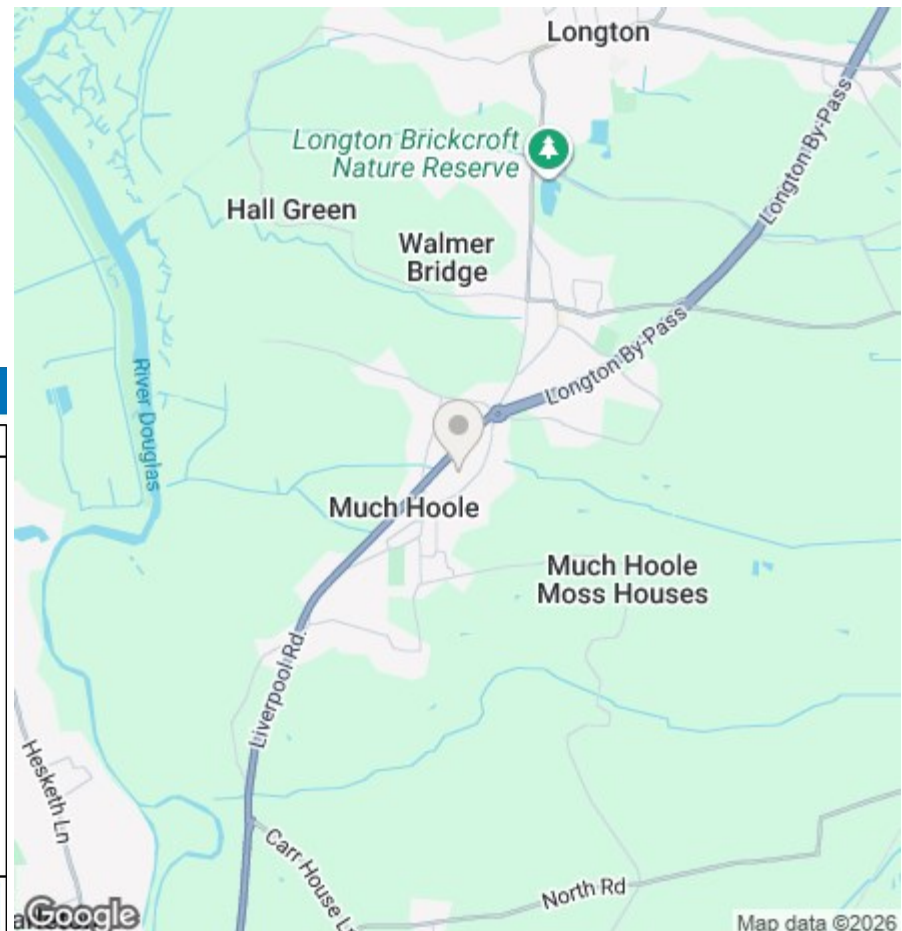


TOTAL FLOOR AREA : 1600 sq.ft. (148.6 sq.m.) approx.

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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	