

Property Details

6 Willbrook Close, Grimsargh,
Preston, Lancashire, PR2 5DW

Guide Price **£550,000**



Property Photos

6 Willbrook Close, Grimsargh, Preston, Lancashire, PR2 5DW



Creation Date
23/06/2026

Property Photos

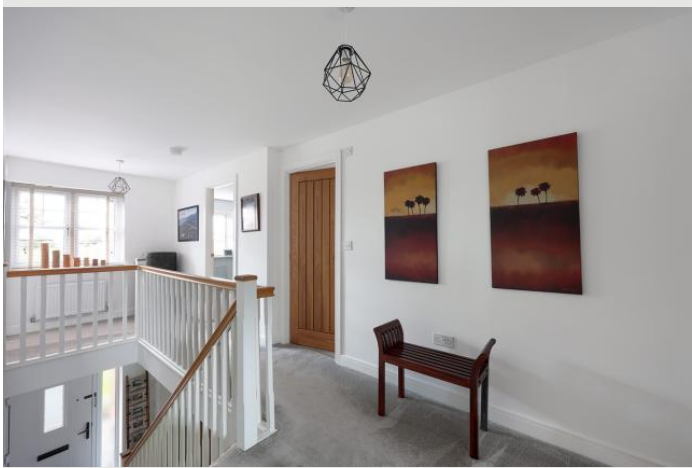
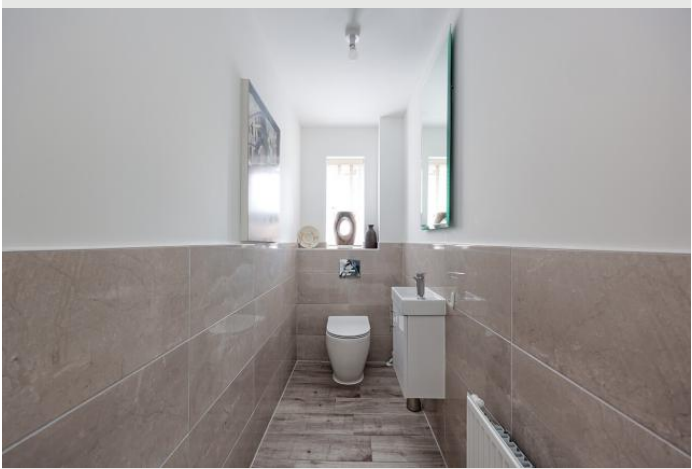
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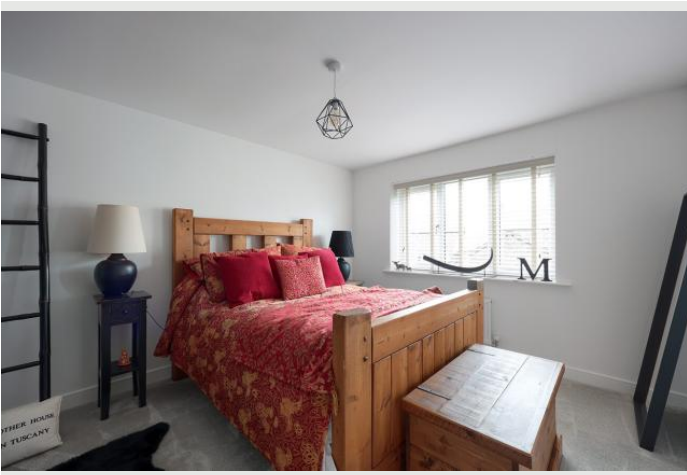
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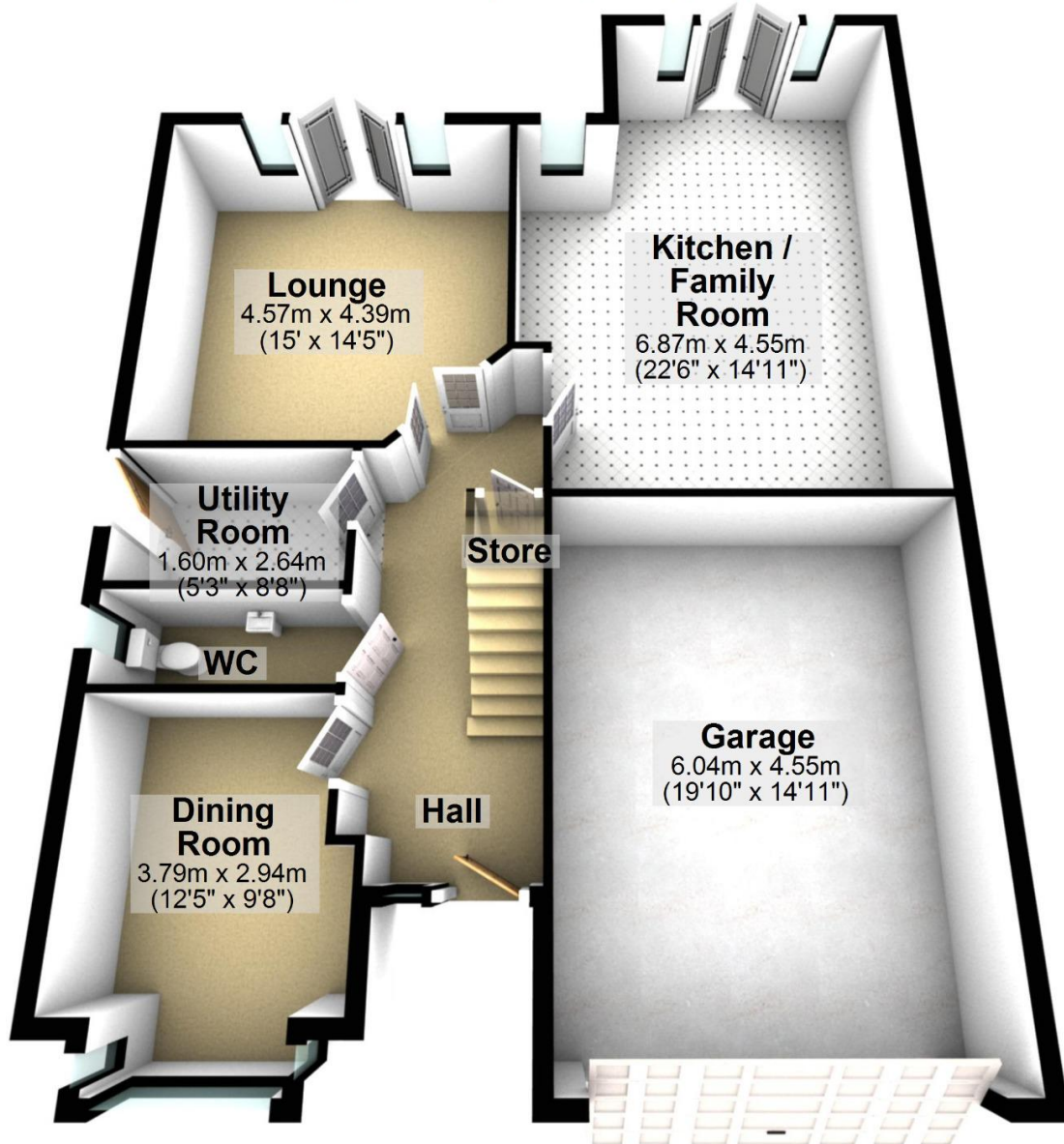
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Property Floor Plans

6 Willbrook Close, Grimsargh, Preston, Lancashire, PR2 5DW

Ground Floor

Approx. 110.5 sq. metres (1189.7 sq. feet)



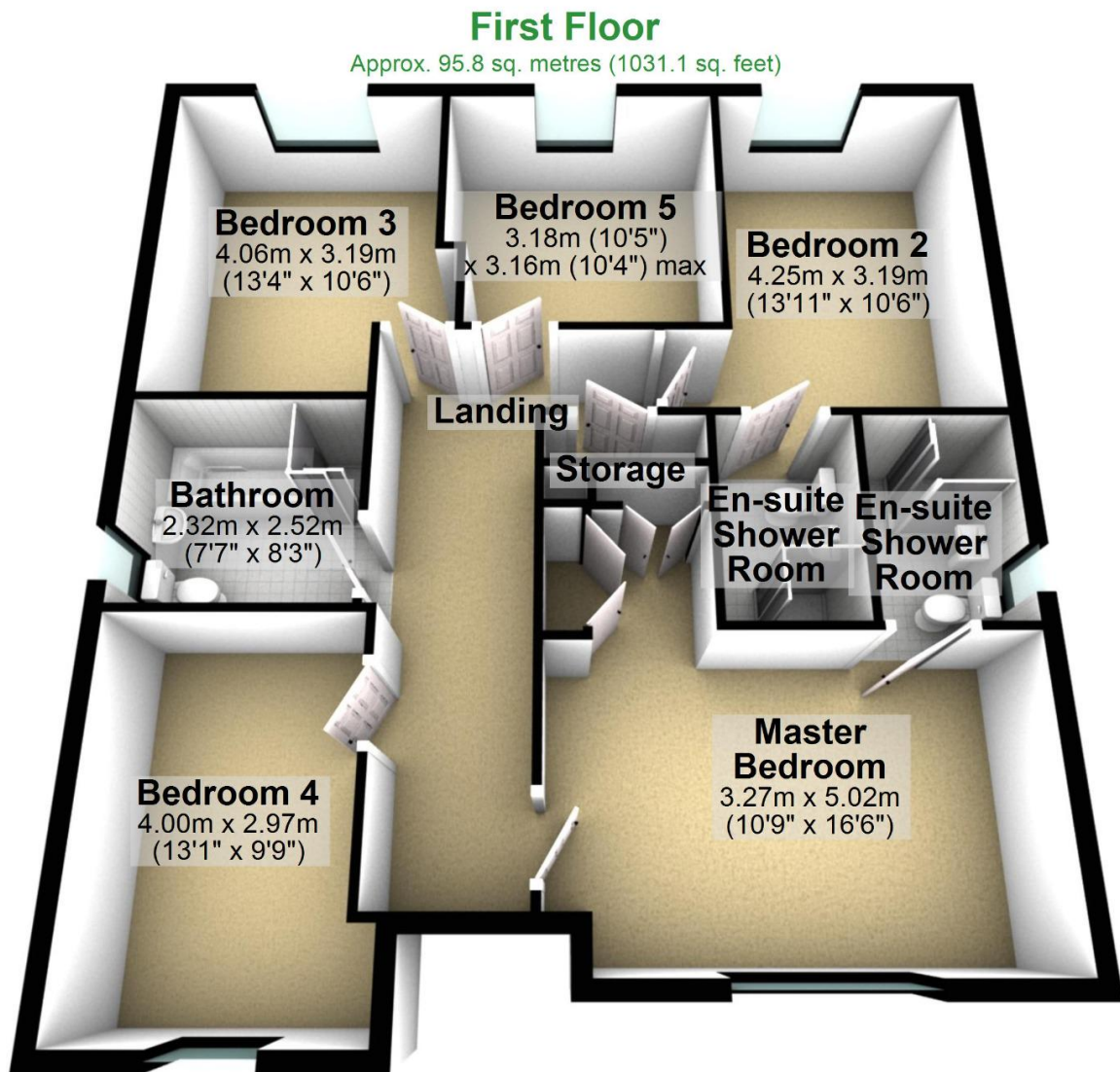
Total area: approx. 206.3 sq. metres (2220.8 sq. feet)

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Property Floor Plans

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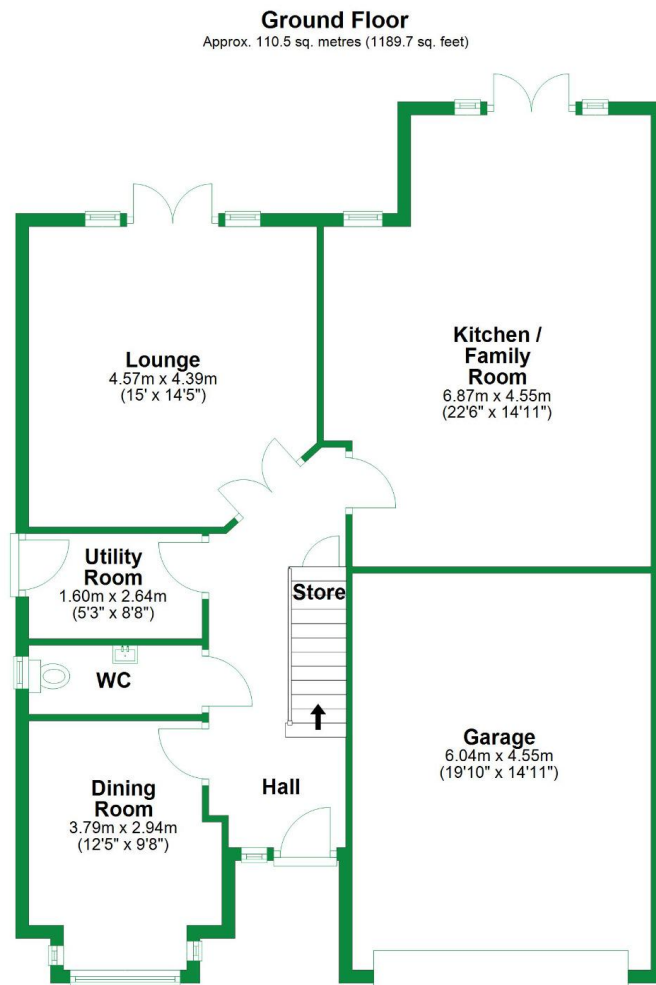


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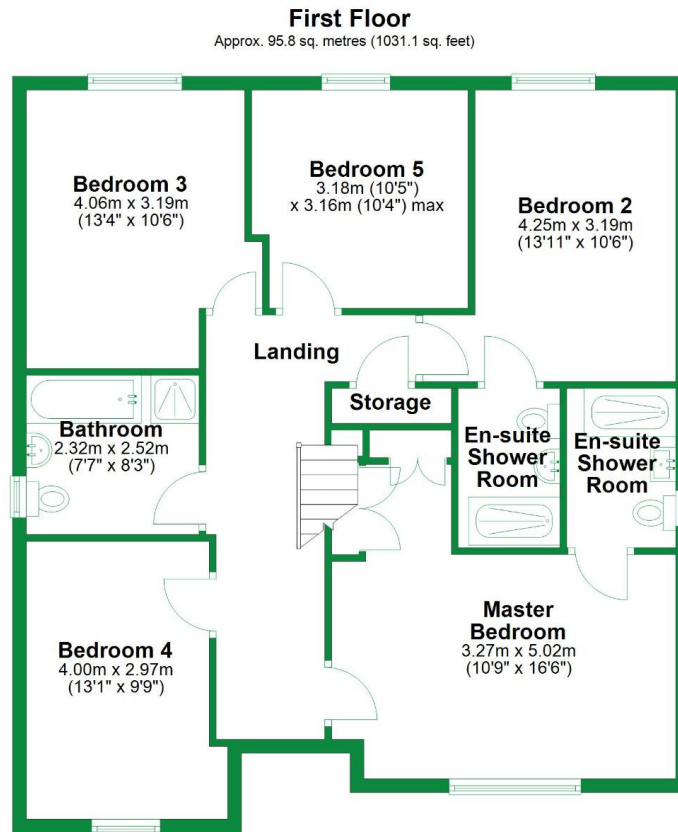
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Property EPC

6 Willbrook Close, Grimsargh, Preston, Lancashire, PR2 5DW

18/06/2026, 11:11

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
6 Willbrook Close PRESTON PR2 5DW	Energy rating B	Valid until: 28 February 2032
		Certificate number: 0390-3679-0170-2902-1321
Property type	Detached house	
Total floor area	183 square metres	

Rules on letting this property

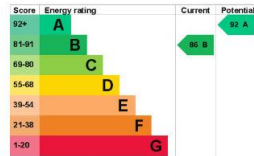
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-3679-0170-2902-1321?print=true>

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Property Info

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Property Type

House

Property Style

Detached

Bedrooms

5

Bathroom

3

Receptions

3

Tenure Type

Freehold

Floor Area

2220

Agency Type

Sole

Parking

Double Garage

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£550,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

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Property Features

6 Willbrook Close, Grimsargh, Preston, Lancashire, PR2 5DW

Feature 1

Five Bedroom Detached Family Home On Prime Plot

Feature 2

Prestigious Development

Feature 3

Two Spacious Reception Rooms

Feature 4

Upgraded Kitchen/living/dining Area

Feature 5

Main Bedroom With Dressing Area And En-suite

Feature 6

Second Bedroom With En-suite And Fitted Wardrobes

Feature 7

Private Rear Garden With Patio Seating Area And Lawn

Feature 8

Parking For Multiple Vehicles And A Garage With Ev Charging Point

Feature 9

Excellent Access To Local Amenities, Schools And Transport Links

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Property Description

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Executive Five-Bedroom Detached Family Home on a Prestigious Grimsargh Development

Occupying a superb position at the end of a quiet cul-de-sac within one of Grimsargh's most desirable modern developments, this exceptional five-bedroom detached residence offers stylish, high-specification accommodation ideally suited to contemporary family living. Built approximately four years ago and enhanced with a number of quality upgrades, the property combines generous living space with elegant finishes throughout.

Key Features

- Executive five-bedroom detached family home
- Situated on a prestigious development in Grimsargh
- Prime position at the end of a quiet cul-de-sac
- Two spacious reception rooms
- Main lounge with doors opening onto the rear garden
- Stunning upgraded open-plan kitchen family room
- Quartz worktops and central breakfast island
- Separate utility room and ground floor WC
- Principal bedroom suite with dressing area and en-suite shower room
- Bedroom two with integrated wardrobes and fully tiled en-suite
- Three further generously sized bedrooms
- Modern family bathroom
- Private rear garden with spacious patio and lawn
- Double garage with electric door, EV charging point and off road parking
- Ideal for growing families
- Excellent access to local amenities, schools and transport links

Agent's Perspective

The property is introduced by a welcoming entrance hall leading to two versatile reception rooms. The principal reception room is currently utilised as the main lounge and enjoys direct access to the rear garden via glazed doors, creating an abundance of

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natural light and providing an excellent space for both relaxation and entertaining. Undoubtedly, the heart of the home is the impressive upgraded kitchen family room. Thoughtfully designed to meet the demands of modern family life, the space features an extensive range of contemporary cabinetry complemented by high quality work surfaces, a central breakfast island, integrated appliances and high-quality flooring. Offering ample preparation and workspace alongside generous dining and family seating areas, this is a room perfectly suited to everyday living and social occasions alike. A separate utility room and ground-floor WC add further practicality.

To the first floor, the luxurious principal bedroom suite benefits from a designated dressing area and a stylish en-suite shower room. Bedroom two is equally impressive, featuring integrated wardrobes and a fully tiled en-suite shower room. Three further well-proportioned bedrooms provide flexible living for family members, guests or those requiring a home office, all served by a modern family bathroom.

Externally, the property enjoys a private rear garden comprising a paved patio and lawned area, providing an ideal setting for outdoor dining and family enjoyment. To the front, a driveway provides private off-road parking and leads to the garage with electric door and EV charging point.

Client's Perspective

We have thoroughly enjoyed our time at Willbrook Close. Situated within a beautiful and peaceful estate, the property has provided us with a wonderful home offering both space and comfort. One of the features we have loved most is the bright and spacious open-plan kitchen and living area, which is perfect for both everyday living and entertaining. The garden has also been a real highlight, providing a lovely outdoor space to relax and enjoy throughout the year. The only reason we are moving is to downsize due to health considerations. This has been a difficult decision, as we have been very happy here and will greatly miss both the home and the welcoming surroundings.

Location

Grimsargh continues to be one of the most sought-after villages on the outskirts of Preston, offering the perfect balance of semi-rural living and excellent convenience. The village is particularly popular with families thanks to its highly regarded schools, welcoming community atmosphere and abundance of nearby countryside walks.

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Residents benefit from a range of local amenities including shops, cafs and recreational facilities, whilst Preston city centre is easily accessible for a wider selection of shopping, dining and leisure opportunities. Excellent road links via the M6, M55 and M65 provide convenient access across the region, making the location ideal for commuters. The area also offers easy access to beautiful Lancashire countryside, including the nearby Forest of Bowland, an Area of Outstanding Natural Beauty.

This is a superb opportunity to acquire a beautifully appointed family home in a highly desirable village setting, offering modern luxury, generous accommodation and an enviable cul-de-sac position.

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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