



1 Collinwood Gardens, Hutton

Preston

Offers Over **£700,000**



1 Collinwood Gardens

Hutton, Preston

Exceptional four-bedroom detached home in gated Collinwood Gardens. Stylish open-plan living, modern kitchen, spacious garden, and luxury master suite. Private, secure, and beautifully presented.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached home in exclusive gated development
- Four generous bedrooms, two bathrooms
- Highly Desirable Hutton Location
- Modern open plan kitchen living area
- Bi-fold doors to garden
- Kitchen island with breakfast bar
- Galleried landing
- Buyer Information Pack and searches available

Entrance Porch

Tiled floor.

Entrance Hall

Door to integral garage. Tiled floor.

Cloak Room

Tiled floor.

Kitchen / Living Area

Excellent range of eye and low level units. 1 1/2 sink. Induction hob with extractor over. Two AEG ovens, dishwasher, double fridge and double freezer. Breakfast bar. Open to living / entertaining area. Bi-fold doors to side. Window to front and side. Tiled floor.

Utility Room

Good range of eye and low level units. Sink. Space for washer and dryer. Door to rear. Tiled floor.

Walk in larder

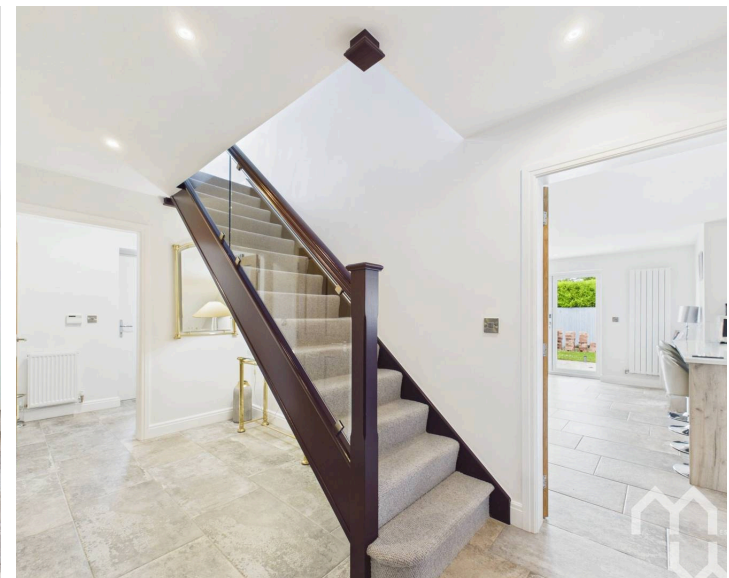
Walk in larder. Tiled floor.

Living Room

Two bay windows; front and side. Gas feature wood burner.

Downstairs Wc

Two-piece suite comprising of: vanity wash hand basin and WC. Window to front. Tiled floor. Part tiled walls.





Landing

Glass galleried landing. Window to front.

Master Bedroom

Fitted wardrobes. Dressing table. Window to front and side.

En-suite

Three-piece suite comprising of: vanity wash hand basin, mains shower cubicle and Wc. Feature heated towel rail. Velux window. Tiled floor.

Bedroom

Window to side.

Bathroom

Four-piece suite comprising of: vanity wash hand basin, mains shower cubicle, Wc and panelled bath. Feature heated towel rail. Tiled walls, tiled floor. Velux window.

Bedroom

Under eaves storage. Window to side.

Bedroom / Dressing Room

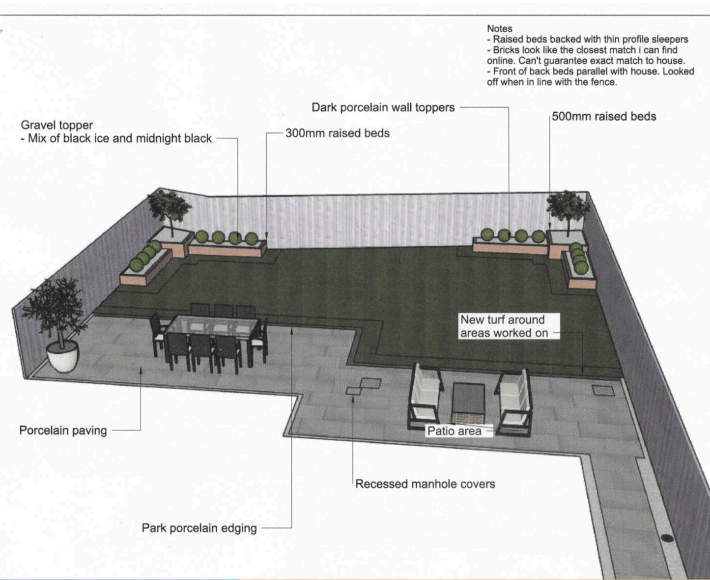
Fitted wardrobes. Under eaves storage. Window to side.

GARDEN

Paved area with patio at the rear garden mainly laid to lawn. See artist impression of work under construction.

GARAGE

Single Garage
Two electric doors.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

2465 ft²

228.9 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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