



10 Regency Gardens, New Longton
Preston

£530,000



10 Regency Gardens

New Longton, Preston

Spacious detached home with open-plan kitchen, versatile reception rooms, four bedrooms, landscaped south facing garden, detached double garage, and flexible living for modern families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedrooms Including Master with Dressing Room and En-Suite
- Open plan kitchen, dining and living area
- Bi-fold doors to garden with BBQ area and bar under cover
- Detached double garage
- Ample driveway parking
- Field views
- Up-Front Searches Provided — Buyers Information Pack available, helping streamline the purchase and reduce delays

Entrance Hall

Engineered oak flooring.

Open plan kitchen

Good range of eye and level units. 1 1/2 composite sink. Integrated dishwasher, fridge freezer and electric oven with extractor over. Oak worktops. Tiled floor. Open plan to dining area.

Dining room

Double doors to living room. Engineered oak flooring.

Living Room

Engineered oak flooring. Open to kitchen. Double doors to dining room. Bifold doors to rear and garden.

Lounge / Music Room

Window to front.

Utility Room

Good range of eye and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Window and door to side.

Downstairs Wc

Two piece suite comprising of; Pedestal wash hand basin and WC. Engineered Oak flooring.

Home Office / Play Room

Window to front.



**Landing**

Window to side.

Master suite

Fitted wardrobes with dressing area. Window to front.

En-suite

Three piece suite comprising of, dual vanity wash hand basins set on built in oak storage, shower cubicle and WC. Feature heated towel rail. Tiled floor. Window to rear.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Four piece suite comprising of; panelled bath, shower cubicle, pedestal wash hand basin and WC. Feature heated towel rail. Part tiled walls. Tiled floor.

Bedroom Four

Window to rear.

GARDEN

Outdoor BBQ area with bar under cover. South facing garden laid to law with mature trees and field views. Summer house which currently houses hot tub.

DOUBLE GARAGE

2 Parking Spaces

Currently used as a workshop. Connected to outhouse.

DRIVEWAY

5 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1890 ft²

175.8 m²

(1) Excluding balconies and terraces

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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