



**Carleton Drive**  
Penwortham

- **Beautifully Extended 5 Bedroom Home**
- **Prime Higher Penwortham Location**
- **Double Height Extension to Side & Rear**
- **Primary Bedroom with Dressing Room and Ensuite**

**For Sale Offers Over £475,000**  
EPC Rating 'TBC'





## Property Description

- \* Beautifully Extended Five-Bedroom Semi-Detached Home
- \* Primary Bedroom Suite with Dressing Room & Ensuite
- \* Higher Penwortham Location

This impressive five-bedroom semi-detached property on Carleton Drive has been thoughtfully extended to both the side and rear with a double-height extension, creating a spacious and versatile family home finished to a high standard throughout.

On the ground floor, there is a welcoming reception room at the front, perfect for relaxing or entertaining guests. To the rear, the second reception room has been significantly extended, and features elegant French doors that open onto the garden, flooding the room with natural light and creating a seamless indoor-outdoor flow.

The kitchen has also been extended to create a stunning open-plan family dining kitchen. It features a



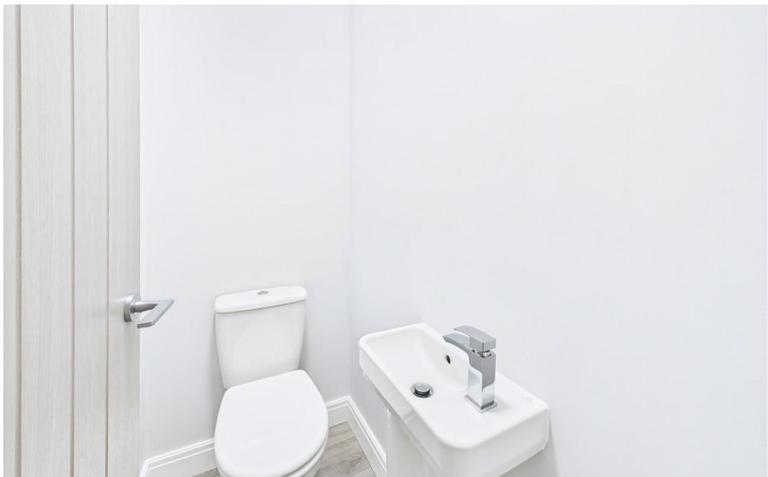
stylish range of grey gloss units complemented by contrasting work surfaces, providing both practicality and contemporary appeal. The kitchen is fully equipped with high-quality integrated Bosch appliances, including a wine cooler, induction hob, double oven, fridge, freezer, and dishwasher. A standout feature is the set of bifold doors that open onto the garden, offering excellent natural light and easy access to outdoor dining and entertaining.



A separate utility room offers additional storage and appliance space, with room for a further fridge-freezer, washing machine, and tumble dryer. There is also a ground floor WC and access to a useful storage area, which forms part of the remaining garage space and can also be accessed externally from the driveway.



Upstairs, the home offers five well-proportioned bedrooms. The primary bedroom suite is particularly impressive, featuring its own dressing room fitted with wardrobes and a dressing table, and a modern en-suite shower room. Bedroom two is a spacious double located at the front of the property, while bedrooms three and four-situated above the side extension-are both generous doubles. Bedroom five is a good-sized single, ideal as a child's room, guest room, or home office. A large family bathroom completes the first-floor accommodation, offering both a bath and a separate shower.



Externally, the property features a tarmac driveway to the front, providing off-road parking for multiple vehicles. The rear garden has been attractively hard-landscaped for low maintenance, with modern grey paving and raised timber borders that have been neatly planted to add colour and character.

With its stylish extensions, spacious interior, and high-quality finishes throughout, this is a superb family home offering both practicality and modern living in a sought-after location.

**LOCAL INFORMATION** PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.



#### ENTRANCE HALL

FRONT RECEPTION ROOM 13' 11" x 11' 10" (4.24m x 3.61m)

LIVING ROOM 23' x 11' 11" (7.01m x 3.63m)

OPEN PLAN FAMILY DINING KITCHEN 19' 7" x 15' 10" (5.97m x 4.83m)

UTILITY ROOM 7' 11" x 7' 8" (2.41m x 2.34m)

WC



#### FIRST FLOOR

BEDROOM ONE 13' 5" x 11' 10" (4.09m x 3.61m)

DRESSING ROOM 9' 3" x 10' 10" (2.82m x 3.3m)

ENSUITE 9' 2" x 13' 4" (2.79m x 4.06m)

BEDROOM TWO 14' x 11' 11" (4.27m x 3.63m)

BEDROOM THREE 13' 11" x 7' 8" (4.24m x 2.34m)

BEDROOM FOUR 8' 4" x 8' 4" (2.54m x 2.54m)

BEDROOM FIVE 7' 5" x 7' (2.26m x 2.13m)

BATHROOM 8' 6" x 6' 11" (2.59m x 2.11m)

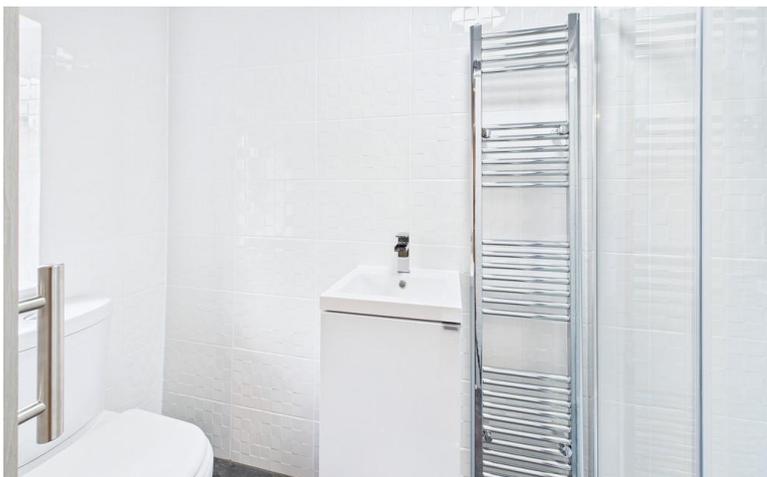


#### CONVERTED GARAGE

STORE ROOM 4' x 7' 8" (1.22m x 2.34m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

160.6 m<sup>2</sup>  
1729 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 1.5 m/5 ft

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

**GIRAFFE360**