
HOME TRUTHS
Preston Road, Charnock Richard
PR7 5HH







One of only four properties on this exclusive gated development, Rose Bank is a spacious five double bedroom detached home enjoying lovely views towards Rivington and Winter Hill. Offering approximately 2,500 square feet of versatile accommodation, together with an impressive range of reception and entertainment spaces, this is a wonderful family home with plenty to offer. Drive through the automatic gates to the private two-car driveway and stroll to the main entrance. Step into the large and welcoming hallway, where wooden flooring continues through much of the ground floor. A useful cloakroom leads off, comprising wc and floating wash hand basin. The living room is an inviting space, featuring an imposing open fire and French windows opening onto the garden. To the rear, the heart of the home provides plenty of room for both dining and comfortable furniture, with further French windows connecting the space to the garden. The adjoining kitchen comprises a range of wall and base units, range cooker and dishwasher, together with space, power and plumbing for an American-style refrigerator. A separate utility/boot room leads off. Completing the ground floor, the home office could equally serve as a playroom or snug. However, perhaps the most unexpected feature is the first-class entertainment room, accessed through a cleverly concealed bookcase which opens to reveal a superb space complete with pool table, cinema projector and screen. A little theatrical flair that makes this home particularly special! Step outside into the private west-facing rear garden, with mature trees, lawn and sun terrace providing an ideal setting in which to relax and entertain, making the most of the afternoon and evening sunshine.

Back inside, stairs rise to the first floor landing, where a feature porthole window frames views towards Rivington and Winter Hill. The principal bedroom is positioned to the rear and enjoys a Juliette balcony overlooking the garden, together with a dressing room and en suite comprising bath, mixer shower in cubicle, wc and wash hand basin. The guest bedroom also benefits from its own en suite, whilst two further double bedrooms on this floor are served by the family bathroom, comprising bath, rainfall mixer shower in cubicle, wc and wash hand basin. Stairs lead to the second floor, currently enjoying life as a playroom, with plenty of natural light from Velux windows and access to substantial eaves storage. This versatile space offers excellent flexibility for family use, hobbies or additional home working. With its exclusive gated setting, generous five-bedroom accommodation, superb entertainment space and lovely open views, Rose Bank is a home that offers something a little different.





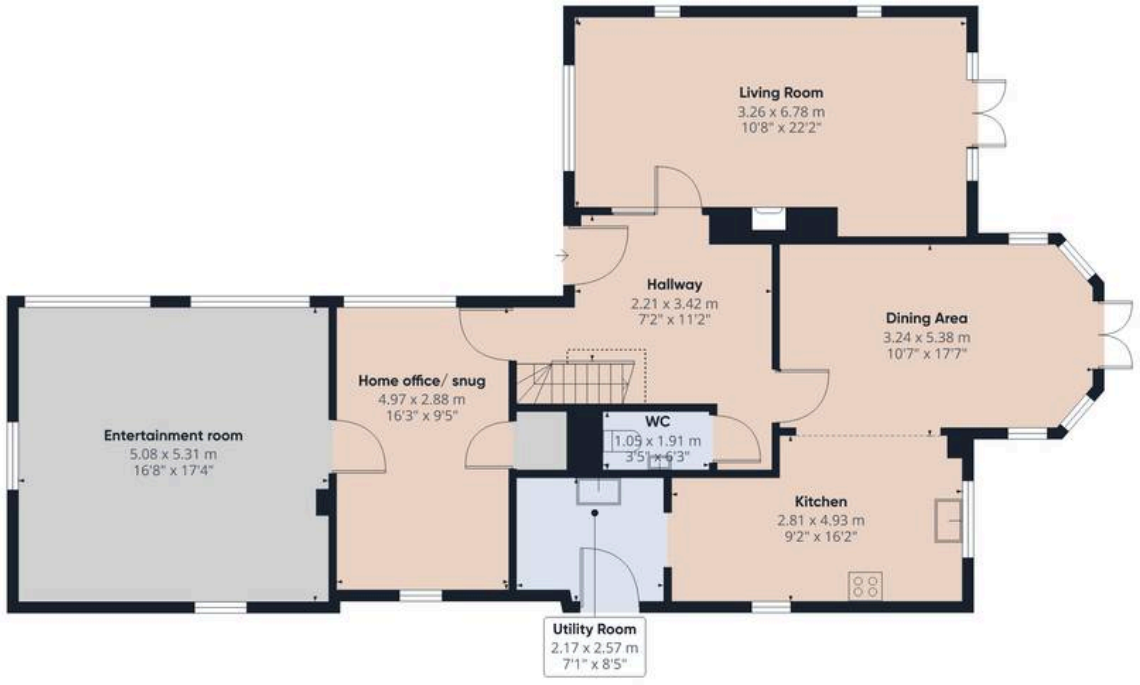


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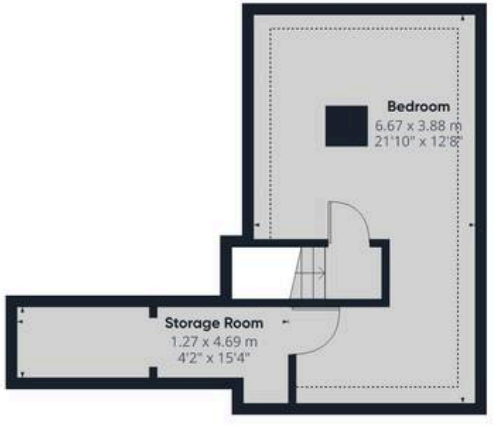
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Floor 1




Floor 2




Floor 3




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**Approximate total area**(1)

232 m²

2499 ft²

**Reduced headroom**

15.2 m²

164 ft²

(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.

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