



41 Fensway, Hutton
Preston

Offers Over **£425,000**



41 Fensway

Hutton, Preston

Modern detached home with open-plan kitchen, orangery, and garden access. Three bedrooms plus master suite, family bathroom, landscaped garden, integral garage, and utility area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedrooms, Master with En-suite
- Open plan kitchen dining area
- Living room with media wall
- Spacious garden with Patio
- Immaculate throughout
- Garage with utility area
- Orangery with glass roof and direct garden access
- Up-Front Searches Provided – Buyers Information Pack available

Entrance Hall

Wooden flooring.

Kitchen

Good range of eye and low level units. Quartz worktops with stainless steel sink. Integrated dishwasher, fridge, electric oven and induction hob with extractor over. Open to dining area. French doors to orangery. French doors to rear and windows to side and rear.

Tiled floor.

Living Room

Built in media wall. Electric fire. French doors to rear.

Orangery

Under floor heating. Tiled floor. French doors to rear. French doors to kitchen.

Garage and utility area

Plumbed for washing machine and tumble dryer. Space for fridge. Door to rear. Window to rear.

Bedroom

Fitted wardrobes. Window to front.

Downstairs Bathroom

Four piece suite comprising of; panelled bath, shower cubicle, vanity wash hand basin and Wc. Window to side. Tiled walls and tiled floor.

Bedroom

Window to front.

Bedroom

Window to side.





First Floor Master Bedroom with dressing area

Vaulted ceilings. Four Velux windows. Fitted wardrobes in dressing area.

En-suite

Three piece suite comprising of; vanity wash hand basin, main shower cubicle and Wc. Feature heated towel rail. Velux window.

GARDEN

Mainly laid to lawn with patio area.

DRIVEWAY

2 Parking Spaces







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1724 ft²

160.3 m²

Reduced headroom

76 ft²

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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