BEN ROSE



Sandpiper Way, Cottam, Preston

Offers Over £349,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, ideally positioned within a peaceful cul-de-sac on a modern development in the highly sought-after area of Cottam, Preston. Offering spacious and versatile accommodation throughout, the property provides an excellent balance of contemporary living space, generous bedrooms and practical features, making it particularly well suited to growing families. Cottam is well placed for a range of everyday amenities, including local shops, supermarkets, schools and leisure facilities, whilst Preston city centre is within easy reach for a wider selection of shopping, dining and entertainment options. The area also benefits from excellent transport connections, with convenient access to Preston Railway Station, local bus services and major road links including the M6 and M55, providing straightforward connections towards Blackpool, Lancaster, Manchester and beyond.

Upon entering, the welcoming entrance hall sets the tone for the spacious accommodation on offer, with access to the principal rooms and useful understairs storage. The light and airy lounge sits to the front of the property and benefits from a large front-facing bay window, creating a pleasant and comfortable space for relaxing. Continuing through the hallway leads into the impressive open-plan kitchen and dining room, which forms the heart of the home. Modern and stylish in design, the kitchen is fitted with a range of contemporary units, multiple integrated appliances and a generous peninsula incorporating a useful breakfast bar. There is ample room for a large family dining table, whilst double doors provide a pleasant outlook and direct access onto the rear garden, allowing the space to work particularly well for both everyday family life and entertaining. A useful utility room sits directly off the kitchen, providing additional practical space and access to a convenient ground floor WC.

To the first floor, the landing provides access to four well-proportioned double bedrooms, offering an excellent degree of flexibility for a family. The master bedroom is particularly impressive in size and benefits from built-in wardrobes, providing useful storage alongside a private shower en suite. The second bedroom is also a generous double and would make an excellent additional bedroom, whilst the remaining two rooms provide versatile accommodation which could be utilised as children's bedrooms, guest accommodation, dressing rooms or home offices depending on the requirements of the new owners. Completing the first floor is the well-appointed three-piece family bathroom, finished to a good standard in keeping with the remainder of the home. The property also benefits from a partially boarded loft with electricity, providing additional storage potential.

Externally, the front of the property is approached via a generous multiple-car driveway, providing ample off-road parking and leading directly to the integral garage. A small lawn and gravelled areas provide an attractive yet manageable frontage, whilst the home occupies a particularly peaceful position within the cul-de-sac. The property also benefits from an EV charger, adding further appeal for modern family living. To the rear is a generous and low-maintenance garden, comprising a substantial paved seating area ideal for outdoor furniture and entertaining, alongside an area of artificial lawn which provides a practical space for children and pets. A useful garden shed further enhances the property's storage provision. Overall, this is a superb modern family home offering spacious and versatile accommodation, excellent bedroom provision, a contemporary kitchen and dining space, private outdoor areas and convenient access to the amenities and transport links of Cottam and Preston, making it an excellent choice for families seeking a well-connected home in a peaceful setting.

















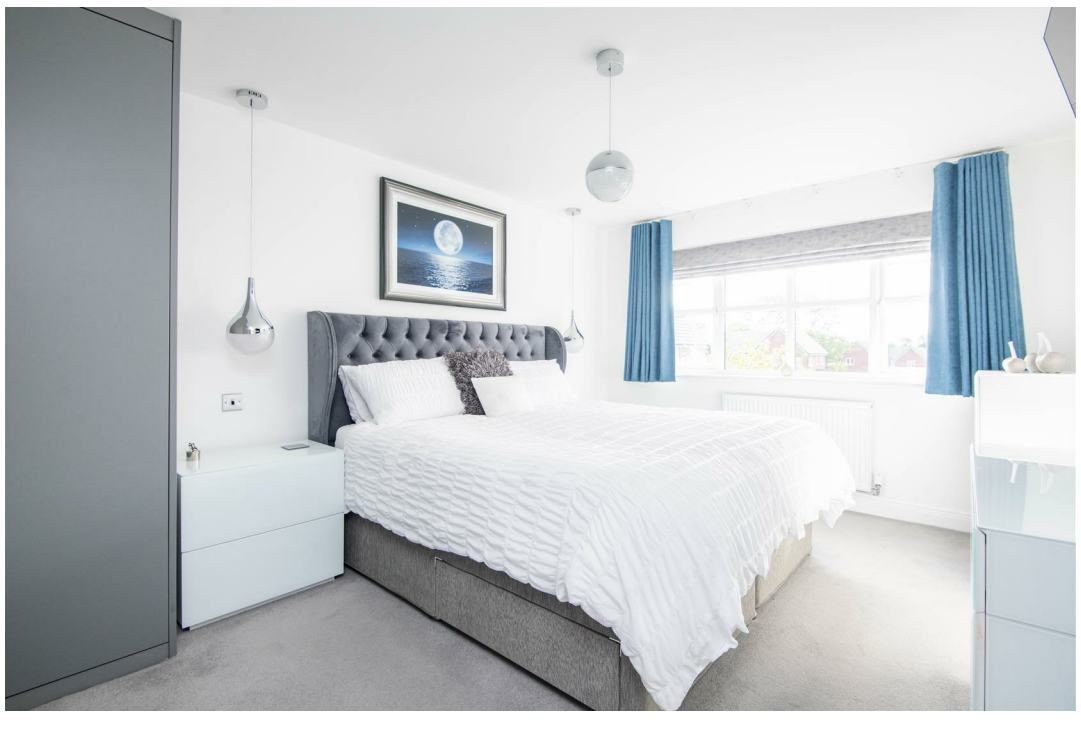

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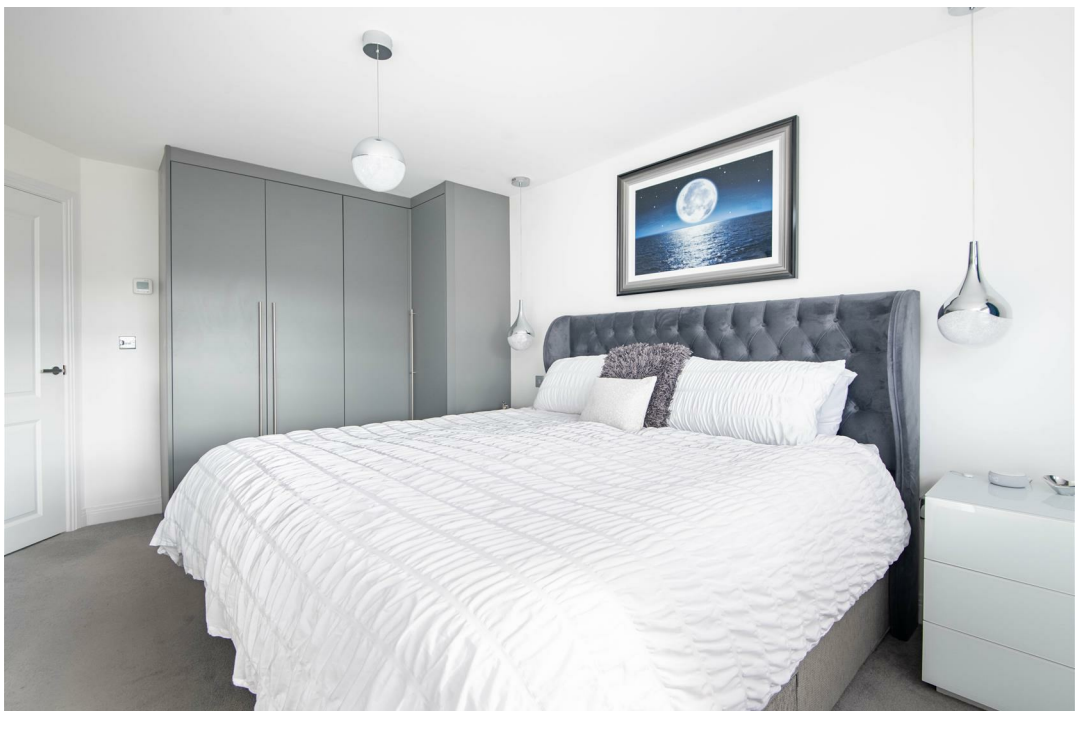


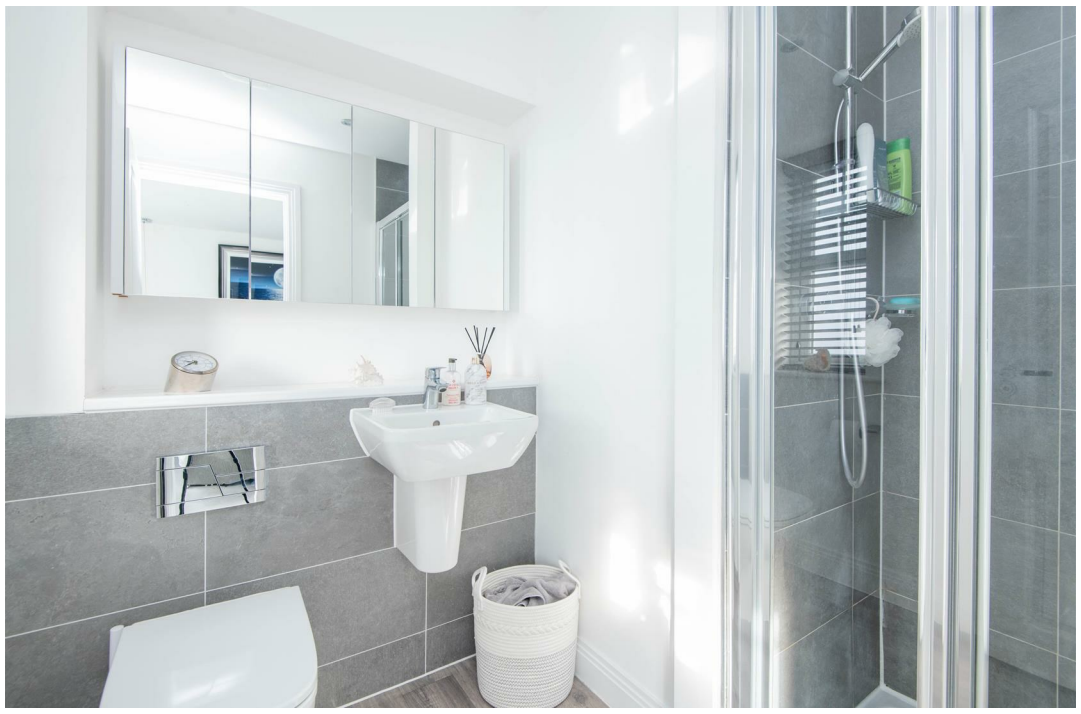




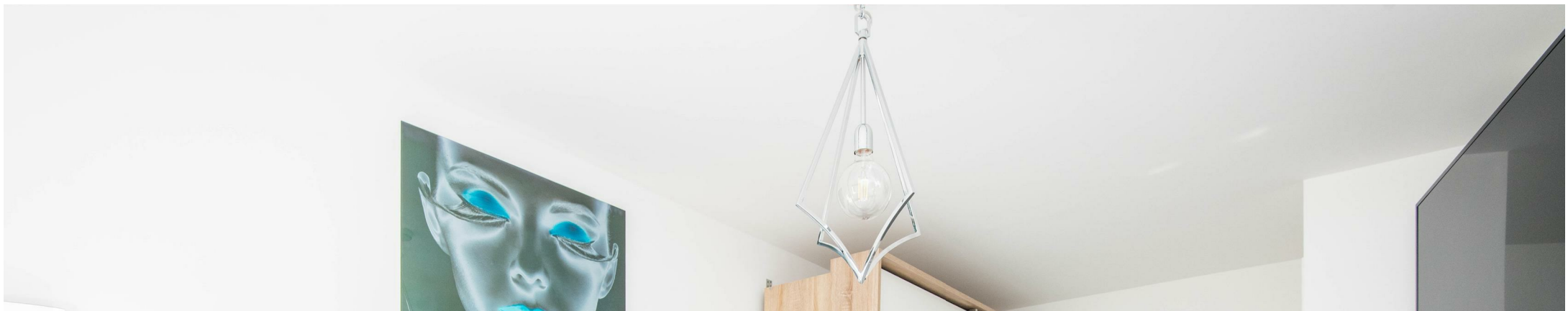

















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GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

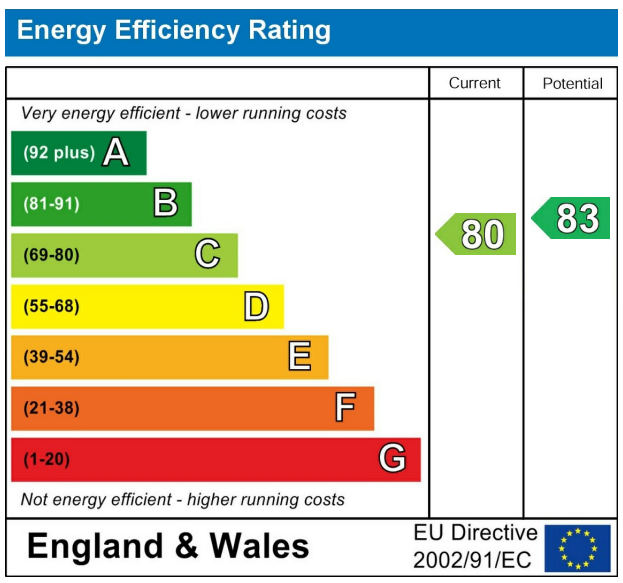
1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

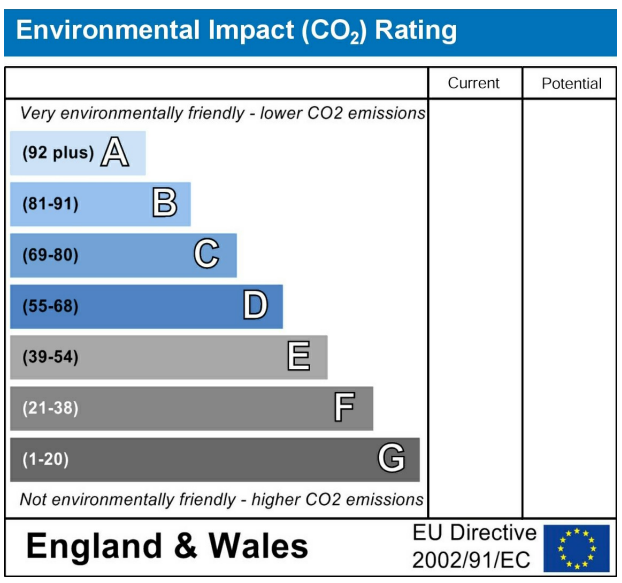


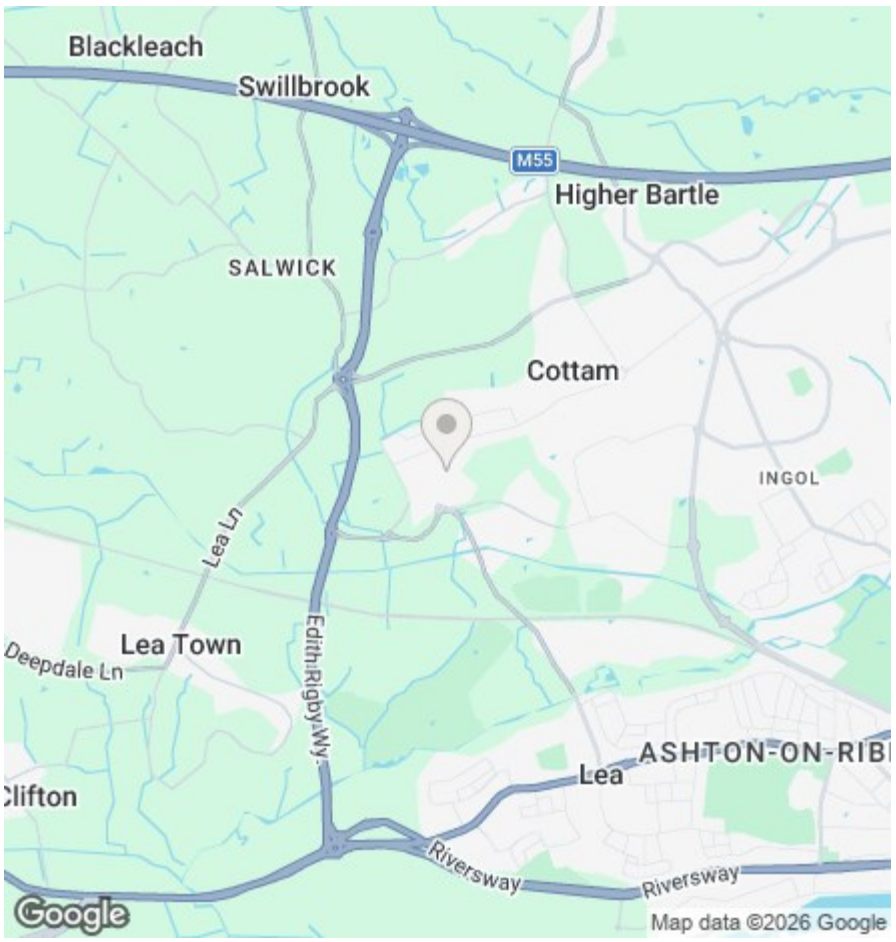
TOTAL FLOOR AREA : 1279 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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