

GUILDHALL

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28 Larch Lane

Cottam, Preston, PR4 0EN

£245,000



Nestled in the charming area of Cottam, Preston, this beautiful modern family home on Larch Lane offers a perfect blend of comfort and contemporary living. With a picturesque canal right on your doorstep, residents can enjoy tranquil walks and the serene beauty of nature.

Upon entering the property, you are greeted by a spacious reception room, thoughtfully designed with a media wall, making it an ideal space for family gatherings or entertaining guests. The fitted kitchen is both stylish and functional, providing ample space for culinary creations. Additionally, a convenient downstairs w/c enhances the practicality of the home.

This delightful residence boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The main bedroom features an en suite, providing a private sanctuary for relaxation. A three-piece bathroom suite serves the remaining bedrooms, offering modern amenities and comfort.

The rear garden is a true highlight, described as a lovely suntrap, perfect for enjoying sunny afternoons or hosting barbecues with family and friends.



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Ground Floor

Entrance Hallway

Ground Floor WC

Lounge

Kitchen

First Floor

Bedroom One

En Suite

Bedroom Two

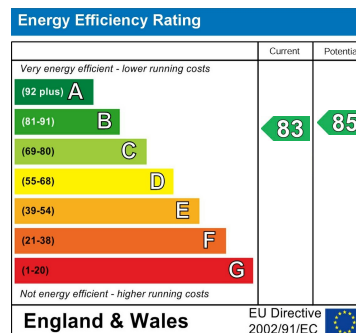
Bedroom Three

Bathroom

Area Map



Energy Efficiency Graph



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