



2 The Laurels, Weeton
Preston

£395,000



2 The Laurels

Weeton, Preston

Spacious detached home with four bedrooms, two bathrooms, three receptions, open-plan kitchen, detached garage, driveway, and landscaped gardens. Ideal for modern family living and entertaining.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- True village lifestyle in Weeton
- Detached house
- Three Reception Rooms
- Driveway and Garage
- Open plan kitchen dining area
- Bay windows with plantation shutters
- Semi rural within 10 minutes of the motorway
- Buyers Information Pack with searches available

Hallway

Living Room

Electric fireplace. Bay window to front.

Kitchen

Excellent range of eye and low level units. Integrated appliances include two Neff double electric ovens, gas hob with extractor fan, dishwasher, fridge, freezer, wine fridge and sink. Additional space for fridge and freezer. Quartz worktops. Under sink storage. Window to rear. Open to dining area.

Dining area

French doors to rear garden.

Utility Room

Good range of units. Stainless steel sink. Plumbed for washing machine. Door to side.

Downstairs WC

Two piece suite comprising of; pedestal wash hand basin and WC. Window to side.

Office

Bay window to front.





Landing

Loft access, fully boarded.

Master Bedroom

Fitted wardrobes. Bay window to front.

En-suite

Three piece suite comprising of; vanity wash hand basin, WC and mains shower cubicle. Tiled walls, tiled floor. Window to front.

Bedroom 2

Fitted wardrobes. Window to front.

Bathroom

Four piece suite comprising of; pedestal wash hand basin, WC, mains shower cubicle and panelled bath. Feature heated towel rail. Tiled walls, tiled floor. Window to side.

Bedroom 3

Storage cupboard. Window to rear.

Bedroom 4

Storage cupboard. Window to rear.

GARDEN

The south-west facing rear garden enjoys a private, unoverlooked setting, with a paved patio area, mature shrubs and established planting.

GARAGE

Single Garage

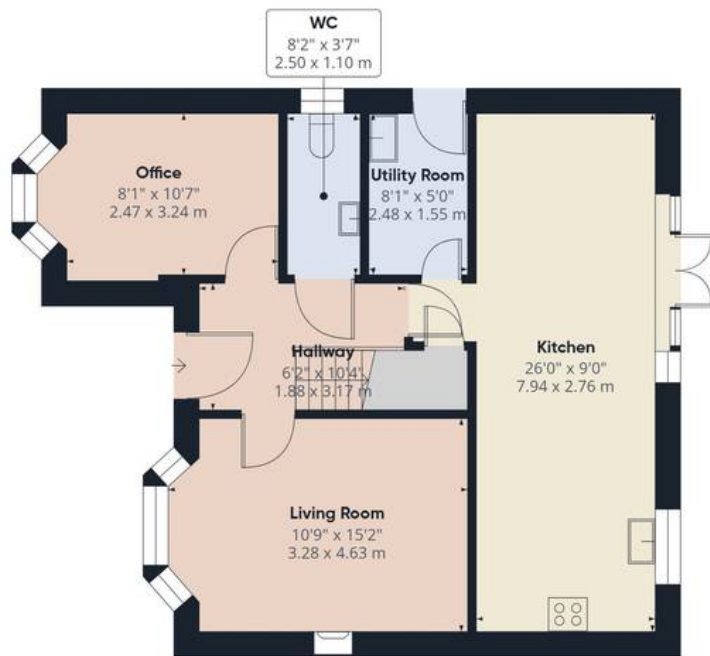
Power and lighting available.

DRIVEWAY

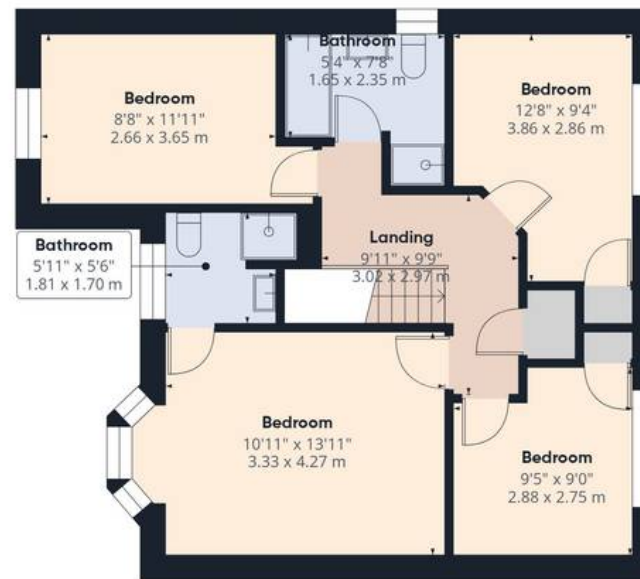
2 Parking Spaces







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1429 ft²

132.9 m²

(1) Excluding balconies and terraces

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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