



## 8 Fieldings Close, Longton

Preston

£650,000



## 8 Fieldings Close

Longton, Preston

Impressive five-bed, three-bath detached home with three reception rooms, modern kitchen, double garage, study, large garden, and ample parking. Ideal for families or remote working.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Five Double Bedrooms
- Two Bedrooms with En-suite
- Three Reception Rooms
- Modern open plan kitchen with island
- Integrated kitchen appliances
- Recently modernised family bathroom
- Spacious garden
- Detached Double garage
- French doors to garden access
- Buyer Information Pack Including Searches Available

### **Entrance Hall**

Antico flooring. Storage cupboard. Window to front.

### **Kitchen / Living Area**

Excellent range of eye and low level units 1 1/2 Sink. Electric oven with microwave. Gas hob with extractor fan. Breakfast bar. Window to rear.

### **Open plan Living/Dining Area**

Dining area. French doors to rear garden. Window to side.

### **Living Room**

French doors to rear. Window to side.

### **Snug / Cinema Room**

Full media wall. Bay window to front.

### **Laundry Room**

Good range of units with sink. Plumbed for washing machine and dryer. Door to side.

### **WC**

Two piece suite comprising of; Pedestal wash hand basin and Wc. Window to front.

### **Office**

with bespoke office furniture. Bay window to front.

### **Landing**

Half galleried landing. Storage cupboard. Airing cupboard with access to loft.

### **Master Bedroom with en-suite**

Fitted wardrobes. Window to front.

### **En-suite**

Four piece suite comprising of; Dual pedestal wash hand basin, panelled bath, Wc and shower cubicle. Feature heated towel rail. Tiled floor. Part tiled walls. Window to front.

### **Double Bedroom with en-suite**

Fitted wardrobes. Window to rear.

### **En-suite**

Three piece suite comprising of; Pedestal wash hand basin and Wc and shower cubicle. Feature heated towel rail. Part tiled walls. Window to rear.

### **Double Bedroom**





### **Landing**

Half galleried landing. Storage cupboard. Airing cupboard with access to loft.

### **Master Bedroom with en-suite**

Fitted wardrobes. Window to front.

### **En-suite**

Four piece suite comprising of; Dual pedestal wash hand basin, panelled bath, Wc and shower cubicle. Feature heated towel rail. Tiled floor. Part tiled walls. Window to front.

### **Double Bedroom with en-suite**

Fitted wardrobes. Window to rear.

### **En-suite**

Three piece suite comprising of; Pedestal wash hand basin and Wc and shower cubicle. Feature heated towel rail. Part tiled walls. Window to rear.

### **Double Bedroom**

Window to rear.

### **Family Bathroom**

Four piece suite comprising of; Vanity wash hand basin, shower cubicle Wc and bath. Tiled floor. Tiled walls. Feature heated towel rail. Window to side.

### **Double Bedroom**

Fitted wardrobes. Window to front.

### **Bedroom**

Window to rear.

## GARDEN

South facing rear garden. Astro turf. Patio area.

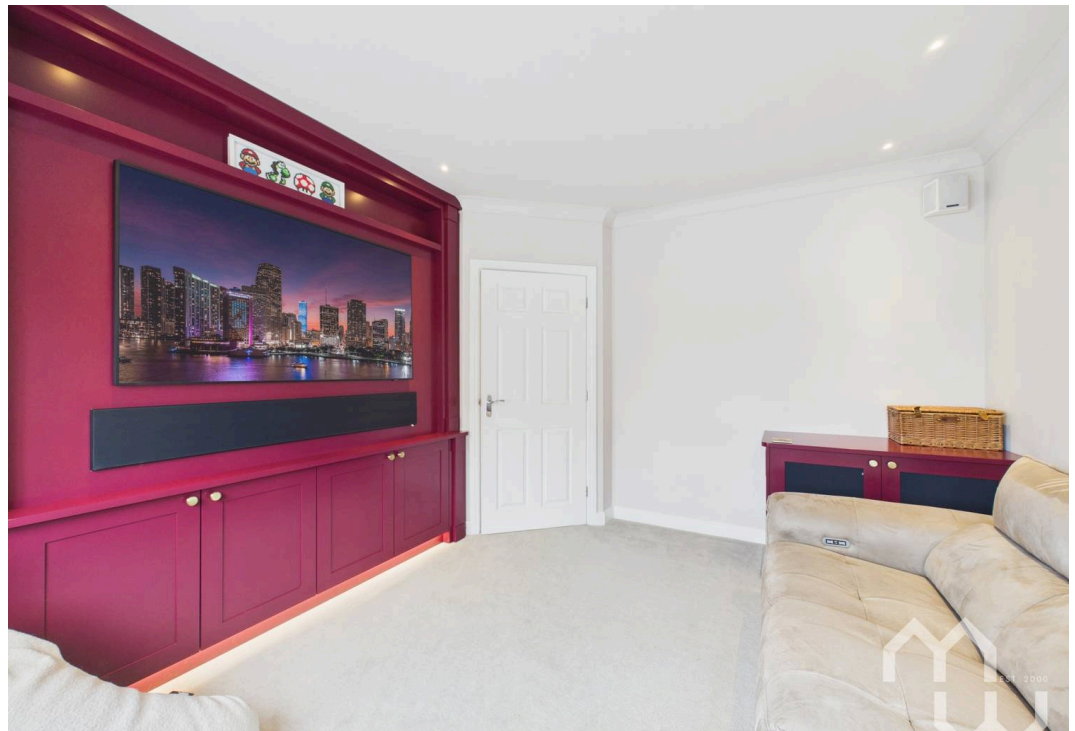
## DOUBLE GARAGE

2 Parking Spaces

## DRIVEWAY

4 Parking Spaces









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2391 ft<sup>2</sup>

222.3 m<sup>2</sup>

(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.

GIRAFFE360



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