

10 STAPLEFORD CLOSE

FULWOOD, PRESTON, PR2 7BG

£349,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Immaculately Presented Four-Bedroom Detached Family Home
- Situated in a Peaceful and Highly Desirable Fulwood Cul-de-Sac
- Four Generous Double Bedrooms
- Spacious Principal Bedroom with Contemporary En-Suite
- Superb Open-Plan Kitchen and Dining Area, Ideal for Family Living
- Generously Proportioned Lounge Offering Comfortable Living Space
- Separate Utility Room and Convenient Ground-Floor W.C
- Beautifully Maintained South-Facing Rear Garden
- Integral Garage with Electric Vehicle Charging Point
- Viewing Highly Recommended to Fully Appreciate

Property Summary

An exceptional opportunity to acquire this beautifully maintained and thoughtfully designed four-bedroom detached residence, perfectly positioned within a quiet and desirable cul-de-sac in the heart of Fulwood. Offering generous proportions, stylish interiors and an enviable south-facing rear garden, this wonderful home is perfectly suited to modern family living.

From the moment you step inside, the immaculate presentation and welcoming atmosphere are immediately apparent. A spacious entrance hallway leads through to the heart of the home, a superb open-plan kitchen and dining area, providing the perfect setting for everyday family life and entertaining. A generously proportioned lounge offers a comfortable retreat, whilst a separate utility room and ground-floor W.C provide additional practicality.

To the first floor, four excellent double bedrooms with three benefitting from contemporary fitted wardrobes, with the principal bedroom enjoying the added luxury of a private en-suite. A stylish family bathroom completes the accommodation.

Externally, the delightful south-facing rear garden provides a wonderful setting for outdoor dining, entertaining and relaxing in the sunshine. The integral garage offers valuable storage and benefits from an electric vehicle charging point, catering perfectly to modern lifestyles.

Situated in one of Fulwood's most desirable residential settings, the property enjoys convenient access to excellent local amenities, reputable schools and transport connections.

This outstanding home presents a fantastic opportunity for buyers seeking a beautifully presented, spacious family residence in a prime location. Early viewing is highly recommended.

Entrance Hallway

18'12" x 3'6" (5.78m x 1.07m)
Entrance via a modern composite door with feature obscured glazed panels. LVT flooring. Inset spotlights to ceiling. Radiator. Oak doors leading off to all ground floor accommodation. Carpeted staircase leading to first floor accommodation.

Living Room

15'9" x 11'4" (4.79m x 3.45m)
UPVC double glazed window to front elevation. Ceiling light fitting. LVT flooring. Radiator. TV aerial point.

Dining Kitchen

9'1" x 19'8" (2.76m x 6.00m)
Beautifully appointed kitchen featuring bi-fold doors opening directly onto the rear garden, complemented by a UPVC double-glazed window overlooking the rear elevation, allowing an abundance of natural light to fill the space. Fitted with a stylish range of contemporary Shaker-style wall and base units, enhanced by feature inset lighting, elegant Quartz work surfaces and complementary tiled splashbacks. Inset one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include an electric fan-assisted oven, four-ring gas hob with stainless steel chimney-style extractor hood above and a 50/50 fridge freezer. Tiled flooring, inset ceiling spotlights, additional ceiling light fitting and radiator.

Utility Room

5'10" x 5'5" (1.77m x 1.64m)
UPVC double glazed door to side elevation. UPVC double glazed window to rear elevation. Features shaker-style base level units, with complementary work surfaces and inset stainless steel sink with mixer tap. Part tiled elevations. Plumbed for washing machine and space for tumble dryer. Inset spotlights to ceiling. Tiled flooring.

Downstairs Cloaks W.C

6'1" x 5'4" (1.86m x 1.62m)
UPVC double glazed obscured window to side elevation. Features a modern two piece suite in white comprising of low flush W.C and pedestal wash hand basin with mixer tap. Fully tiled elevations. Inset spotlights to ceiling. Tiled flooring. Radiator.

First Floor Landing

6'4" x 18'4" (1.92m x 5.60m)
UPVC double glazed window to side elevation. Oak doors leading to all first floor accommodation. Inset spotlights to ceiling. Access to loft. Radiator. Carpeted.

Master Bedroom

12'8" x 11'3" (3.85m x 3.44m)
UPVC double glazed window to front elevation. Fitted robe storage. Ceiling light fitting. Carpeted. Radiator. TV aerial socket.

En-Suite

7'7" x 4'8" (2.32m x 1.43m)
UPVC double glazed obscured window to front elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within a vanity unit with drawer storage and step-in shower cubicle with thermostatic controlled mixer shower and handheld fitment. Fully tiled elevations. Tiled flooring. Wall mounted mirror. Inset spotlights to ceiling. Extractor fan. Chrome towel ladder radiator.

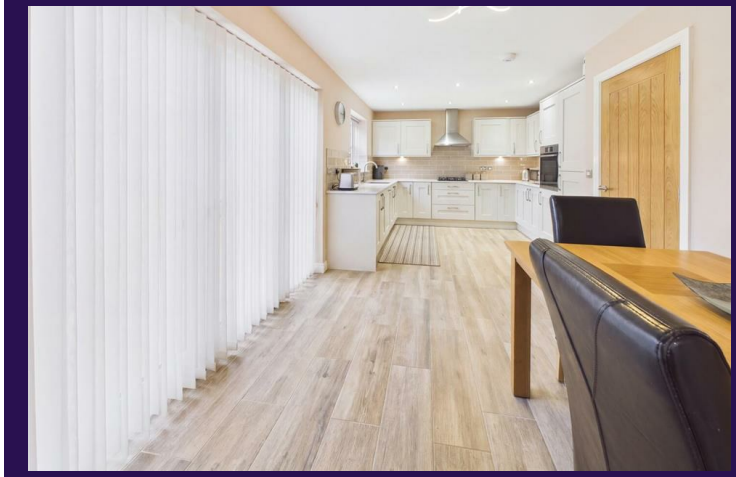
Bedroom Two

12'6" x 8'9" (3.82m x 2.66m)
UPVC double glazed window to front elevation. Carpeted. Radiator. Ceiling light fitting.

Bedroom Three

8'12" x 12'4" (2.74m x 3.77m)
UPVC double glazed window to rear elevation. Fitted robe storage. Ceiling light fitting. Radiator. Carpeted.













Bedroom Four

9'1" x 10'10" (2.78m x 3.31m)
UPVC double glazed window to rear elevation. Fitted robe storage. Ceiling light fitting. Radiator. Carpeted.

Family Bathroom

6'3" x 6'10" (1.91m x 2.08m)
UPVC double glazed obscured window to the side elevation. Beautifully appointed with a contemporary three-piece suite in white, comprising of a low flush W.C, wash hand basin set within a stylish vanity unit with integrated drawer storage, and a panelled bath with thermostatically controlled mixer shower over, complete with handheld shower attachment and glazed shower screen. Fully tiled walls complemented by coordinating tiled flooring. Wall-mounted mirror, inset ceiling spotlights, extractor fan and chrome heated towel ladder radiator.

Integral Garage

19'7" x 9'9" (5.97m x 2.97m)
With up and over style door, power and light. Integral access door leading through to the hallway.

Front External

The property enjoys an attractive and contemporary frontage, with a handsome red-brick façade complemented by contrasting roof tiles and stylish anthracite grey garage door. Set back from the cul-de-sac behind an extensive tarmacadam driveway, providing generous off-road parking for several vehicles, the home creates an impressive first impression. Neatly maintained planted borders feature an attractive selection of established shrubs, adding colour and character to the frontage. A covered entrance porch provides shelter to the front entrance door, whilst the integral garage offers additional practicality. Gated pedestrian access to the side leads through to the rear garden, completing this beautifully presented family home.

Rear Garden

The property enjoys a delightful north-facing rear garden, offering a wonderful outdoor space for relaxation, entertaining and family enjoyment. Predominantly laid to a generous expanse of neatly maintained lawn, the garden is complemented by an extensive paved patio area adjoining the rear of the property, providing the perfect setting for al fresco dining, summer barbecues and outdoor seating. Fully enclosed by timber panel fencing, the garden offers a good degree of privacy and a secure environment for children and pets. A further paved area to the rear provides additional space for garden storage or seating, whilst attractive potted plants add a splash of colour. A beautifully maintained and easily manageable outdoor space, perfectly suited to modern family living.










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Additional Information

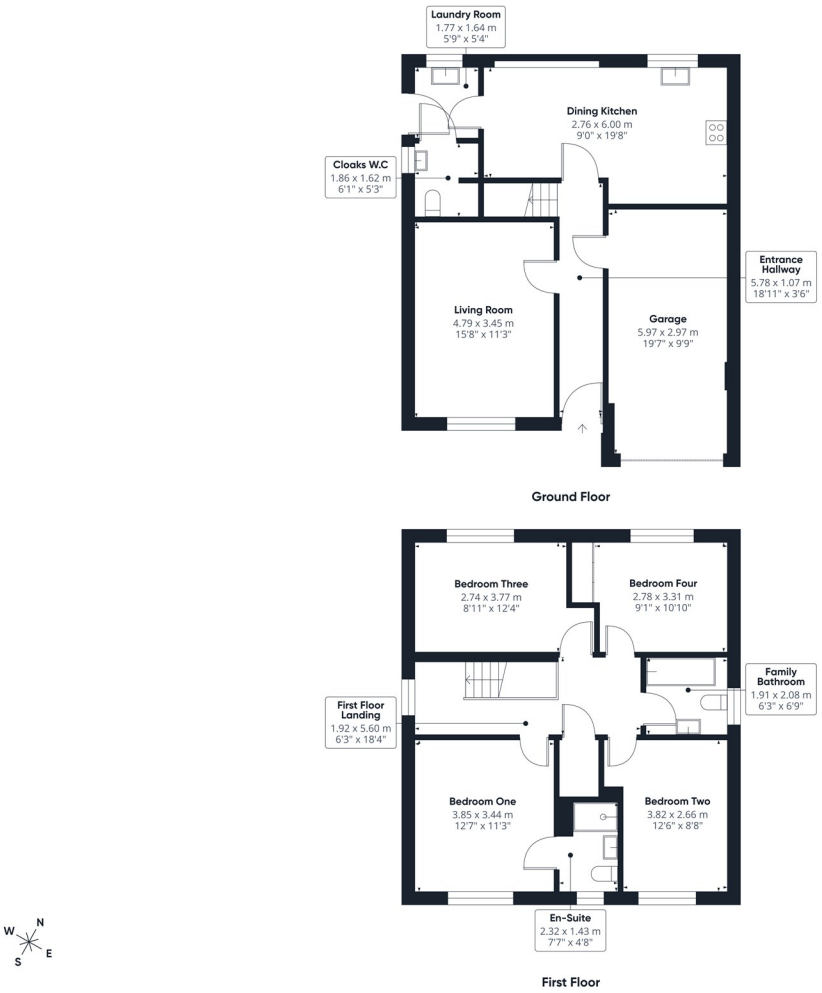
Local Authority – Preston City Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

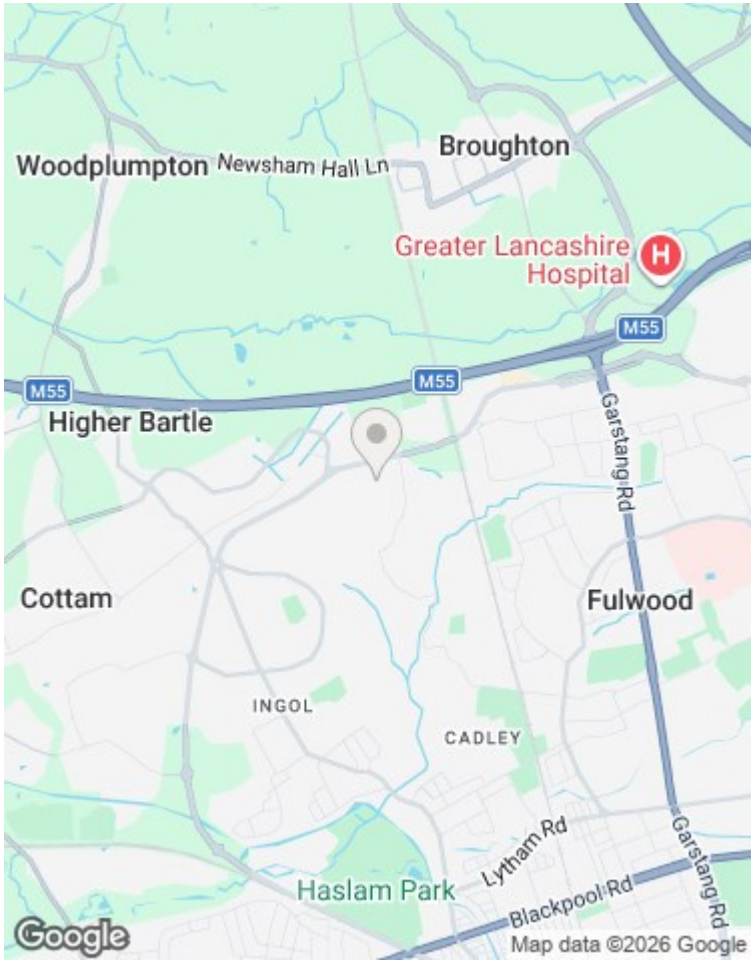
129.2 m²

1389 ft²

(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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