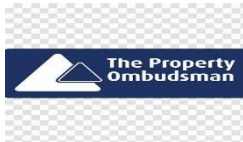


**SUNNYVILLA,
 ROSEACRE ROAD,
 ROSEACRE,
 PR4 3UE**

**GUIDE PRICE
 £325,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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RURAL COTTAGE STYLE PROPERTY WITH OPEN COUNTRYSIDE
VIEWS.....

Nestled within the picturesque rural setting of Roseacre Village, this charming three-bedroom semi-detached property offers an exceptional opportunity for countryside living while remaining accessible to nearby Preston and local surrounding village amenities.

Boasting open countryside views to the rear, this home is ideal for families, downsizers, or those seeking a peaceful rural lifestyle.

Offered with no onward chain.



Location: Roseacre is a peaceful and picturesque village near Preston, offering tranquil rural living while being within reach of major transport links, schools, and shops. Surrounded by farmland and countryside walks, it's a perfect location for those seeking the charm of village life.

Accommodation: Entrance Porch, hall with access to the main reception areas and stairs. Spacious lounge with feature wood burning stove, ideal for relaxing evenings. French doors to rear. Second sitting area or formal dining room, also featuring a wood-burning stove (not connected). The bright and functional extended breakfast kitchen is fitted with ample units and offers countryside views with scope for further enhancement. Conveniently separate utility area with plumbing and additional storage. The conservatory is a light-filled space perfect for enjoying the views of the rear garden and open fields beyond. First Floor consists of three generous double bedrooms and a comfortable single, all with views of the surrounding rural landscape. A well appointed shower room with walk in double shower unit, W.C. and vanity wash basin with scope for updating to taste.

Outside: Integral garage accessible from the house, ideal for storage or perhaps conversion (subject to planning). Plenty of private off-road parking behind double wooden gates with stone paved driveway, side borders and screen hedging. Spacious and private rear garden backing onto open grazing land, perfect for families, gardeners, or entertaining. A blank canvas.

Council tax band. The property is listed as band D with Fylde Council.

Tenure: We understand the property is freehold.

EPC to follow

Viewing Arrangements: Strictly by appointment only. Early viewing is highly recommended.