



# 1 Collinwood Gardens, Hutton

Preston

Offers Over **£700,000**



# 1 Collinwood Gardens

Hutton, Preston

Exceptional four-bedroom detached home in gated Collinwood Gardens. Stylish open-plan living, modern kitchen, spacious garden, and luxury master suite. Private, secure, and beautifully presented.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached home in exclusive gated development
- Four generous bedrooms, two bathrooms
- Highly Desirable Hutton Location
- Modern open plan kitchen living area
- Bi-fold doors to garden
- Kitchen island with breakfast bar
- Galleried landing
- Buyer Information Pack and searches available

**Entrance Porch**

Tiled floor.

**Entrance Hall**

Door to integral garage. Tiled floor.

**Cloak Room**

Tiled floor.

**Kitchen / Living Area**

Excellent range of eye and low level units. 1 1/2 sink. Induction hob with extractor over. Two AEG ovens, dishwasher, double fridge and double freezer. Breakfast bar. Open to living / entertaining area. Bi-fold doors to side. Window to front and side. Tiled floor.

**Utility Room**

Good range of eye and low level units. Sink. Space for washer and dryer. Door to rear. Tiled floor.

**Walk in larder**

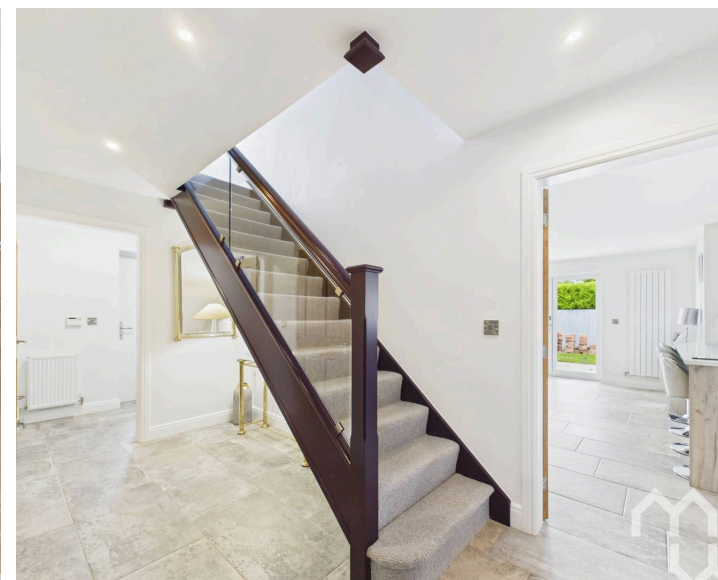
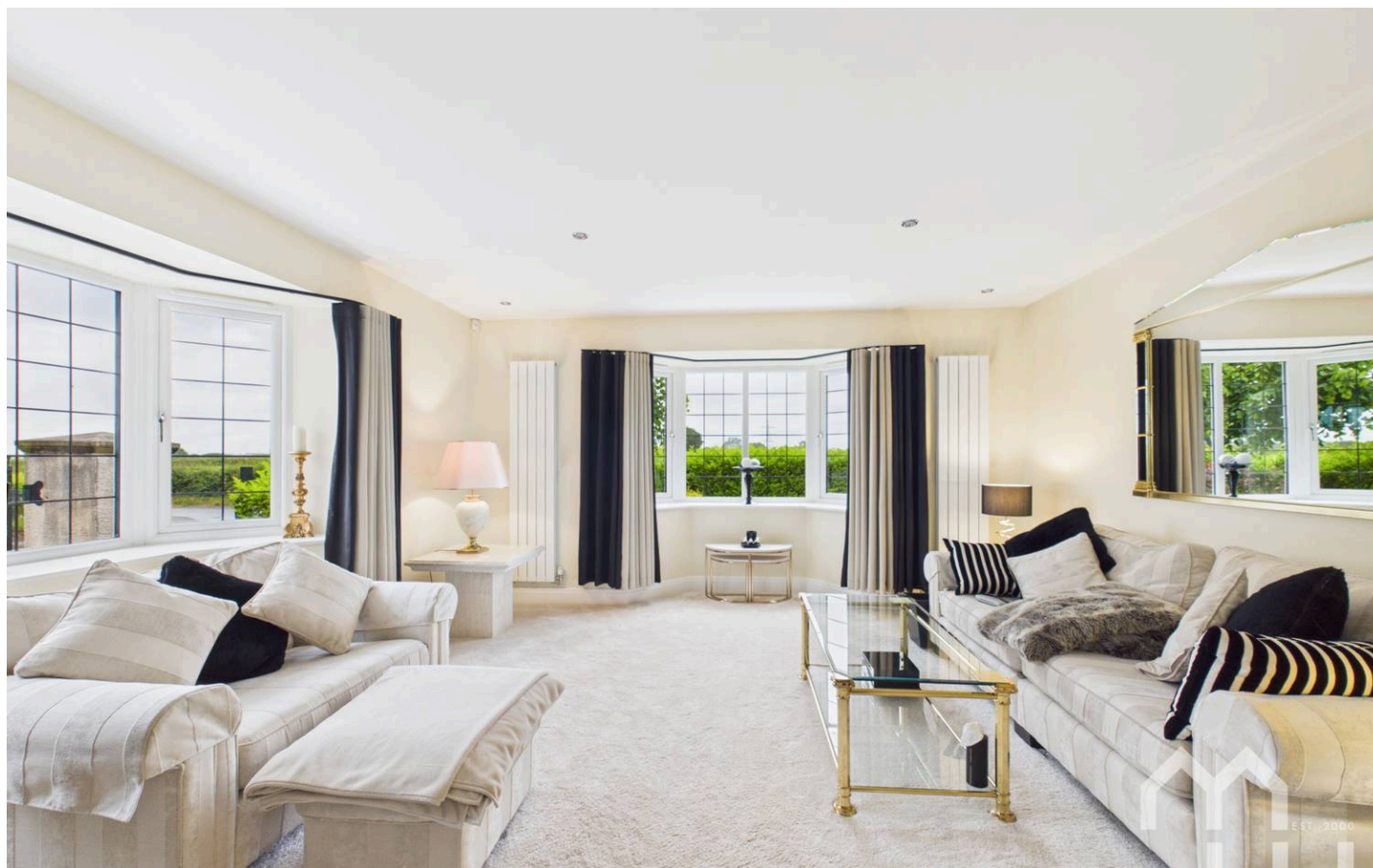
Walk in larder. Tiled floor.

**Living Room**

Two bay windows; front and side. Gas feature wood burner.

**Downstairs Wc**

Two-piece suite comprising of: vanity wash hand basin and WC. Window to front. Tiled floor. Part tiled walls.





### **Landing**

Glass galleried landing. Window to front.

### **Master Bedroom**

Fitted wardrobes. Dressing table. Window to front and side.

### **En-suite**

Three-piece suite comprising of: vanity wash hand basin, mains shower cubicle and Wc. Feature heated towel rail. Velux window. Tiled floor.

### **Bedroom**

Window to side.

### **Bathroom**

Four-piece suite comprising of: vanity wash hand basin, mains shower cubicle, Wc and panelled bath. Feature heated towel rail. Tiled walls, tiled floor. Velux window.

### **Bedroom**

Under eaves storage. Window to side.

### **Bedroom / Dressing Room**

Fitted wardrobes. Under eaves storage. Window to side.

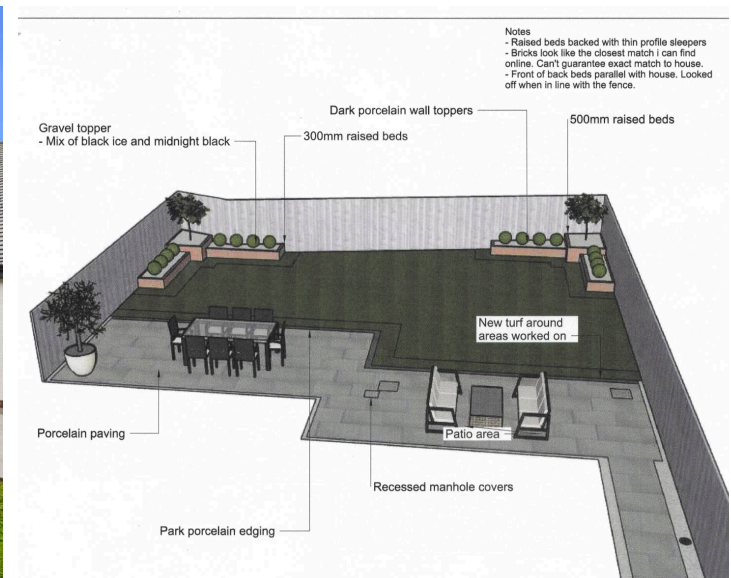
## GARDEN

Paved area with patio at the rear garden mainly laid to lawn. See artist impression of work under construction.

## GARAGE

Single Garage

Two electric doors.





Ground Floor

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

2465 ft<sup>2</sup>

228.9 m<sup>2</sup>

Reduced headroom

18 ft<sup>2</sup>

1.7 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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