



## Brickcroft Drive, Longton, Preston

**£724,995**

Ben Rose Estate Agents are pleased to present to market this exceptional six-bedroom detached family home, The Middleton, beautifully designed to offer both elegance and versatility. Situated within a sought-after development, the property enjoys close proximity to excellent travel links, reputable schools, and a host of local amenities, making it ideal for families seeking both convenience and style. The home's impressive façade, complete with a grand entrance and coloured cast stone window sills, immediately sets the tone for the high-quality living space within.

The ground floor has been thoughtfully designed for flexible living, centred around an expansive L-shaped open-plan kitchen, dining, and family area. A stylish kitchen island creates a striking focal point, while the dining space comfortably accommodates an eight-seater table. Large bi-folding doors open out onto the rear garden, seamlessly blending indoor and outdoor living — perfect for entertaining guests or enjoying family time. A separate lounge offers a cosy retreat, while a versatile study provides the option for a home office, separate dining room, or playroom to suit your needs. A practical utility room gives internal access to the generous integral garage, which could also be transformed into a home gym.

The first floor boasts four generously proportioned double bedrooms, including the luxurious main suite with its own spacious en-suite complete with a bath, separate shower, and twin wash basins. The family bathroom features a contemporary design with a double-ended bath and a separate shower enclosure. The second floor provides two additional double bedrooms and a stylish shower room, offering the ideal space for guests, older children, or a private home office.

Externally, this home offers exceptional kerb appeal, enhanced by its elegant detailing and landscaped frontage. A block-paved driveway provides ample parking, while the East-facing rear garden is laid to lawn, enclosed with fencing for privacy, and features an open aspect view to the rear and a paved patio area — perfect for alfresco dining.

This home has been crafted to offer a harmonious blend of style, comfort, and practicality, ready to welcome its next family.

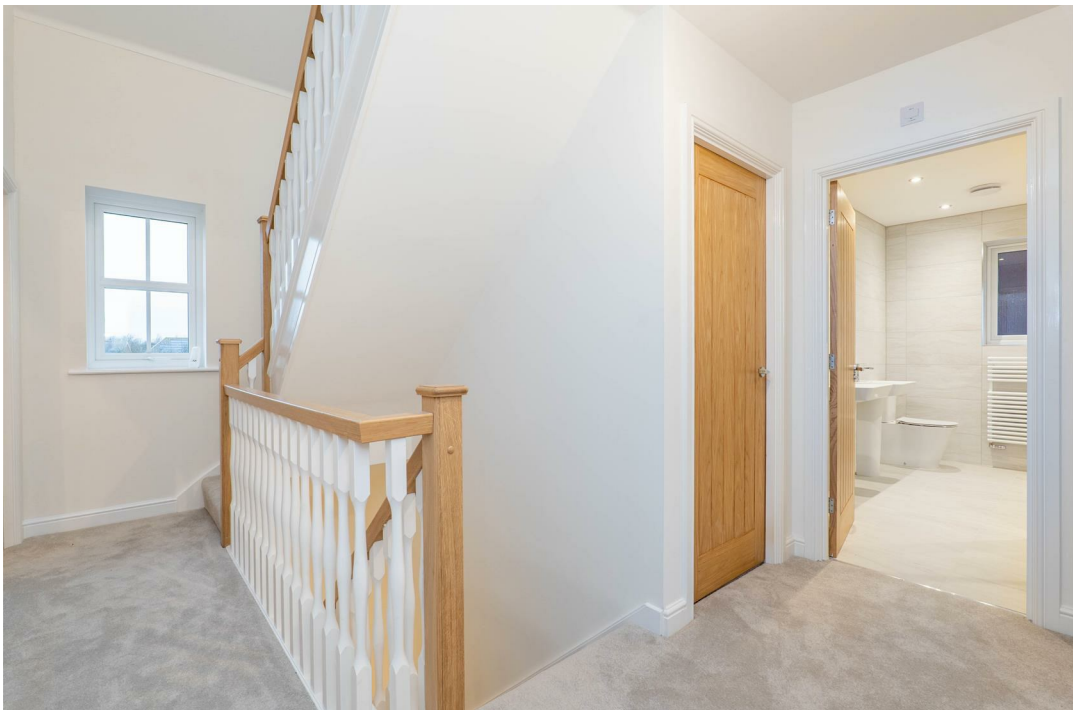














































We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |

