

Property Details

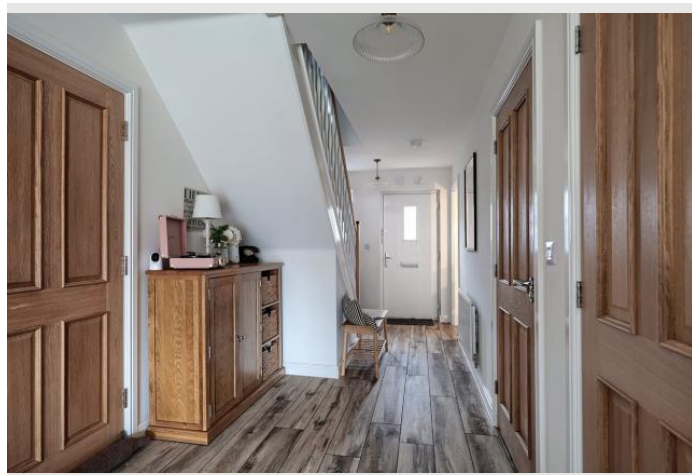
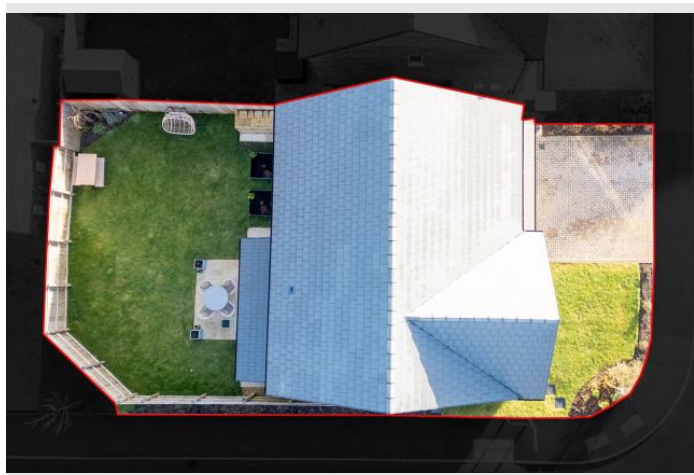
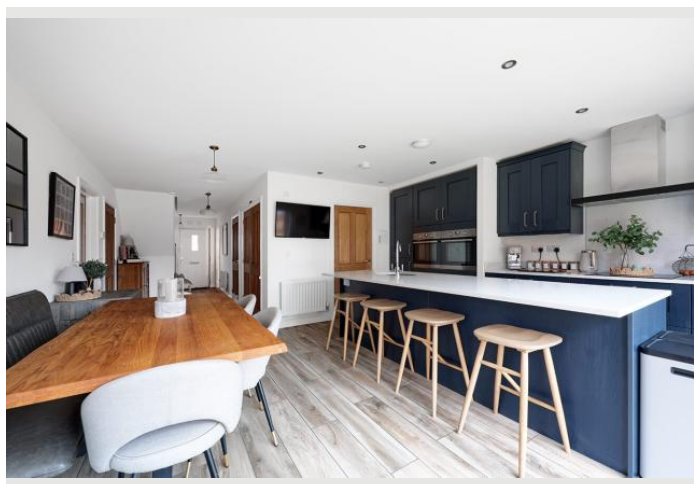
25 Hock Drive, Grimsargh,
Preston, Lancashire, PR2 5DQ

OIRO £490,000



Property Photos

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

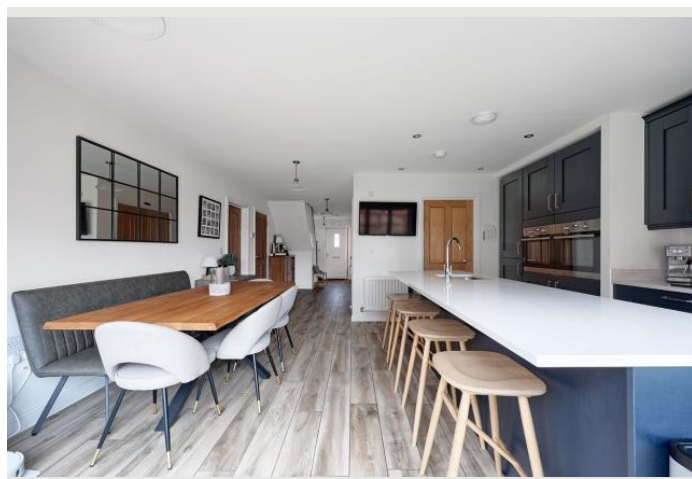
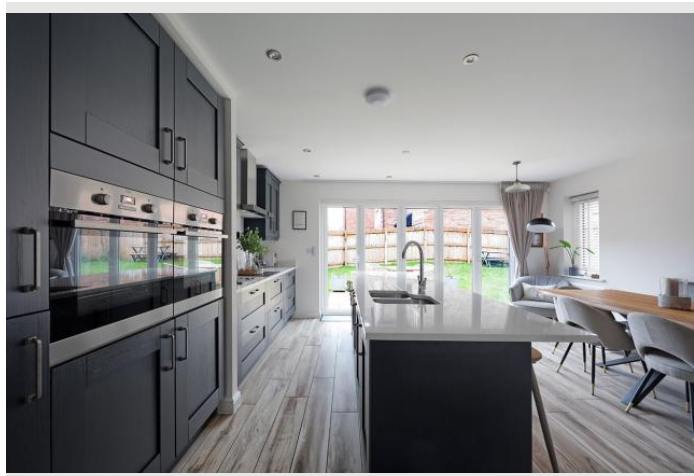


Creation Date

26/06/2026

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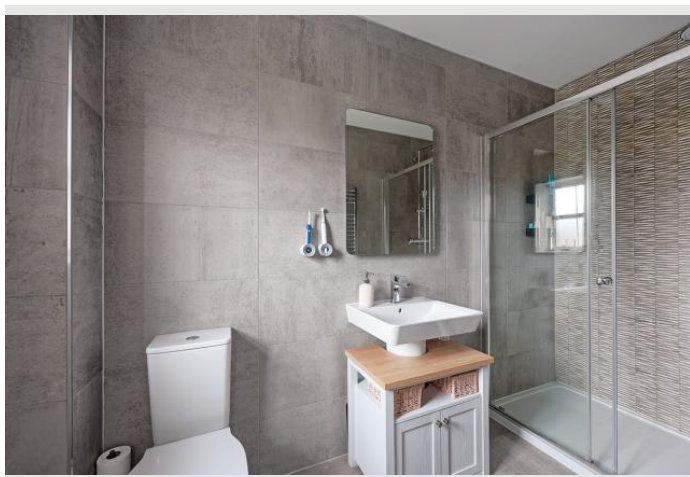
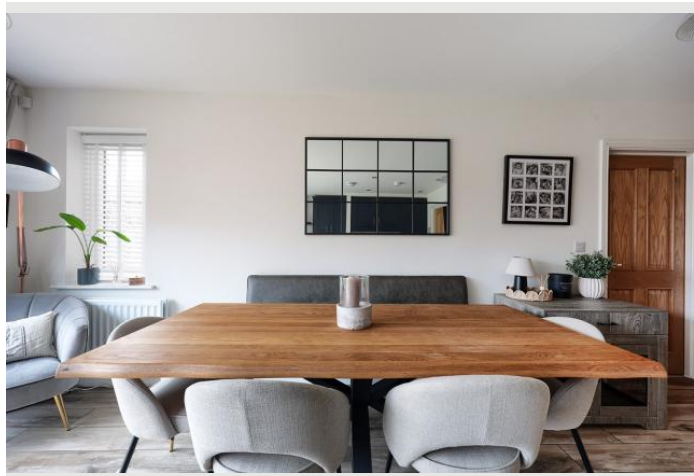
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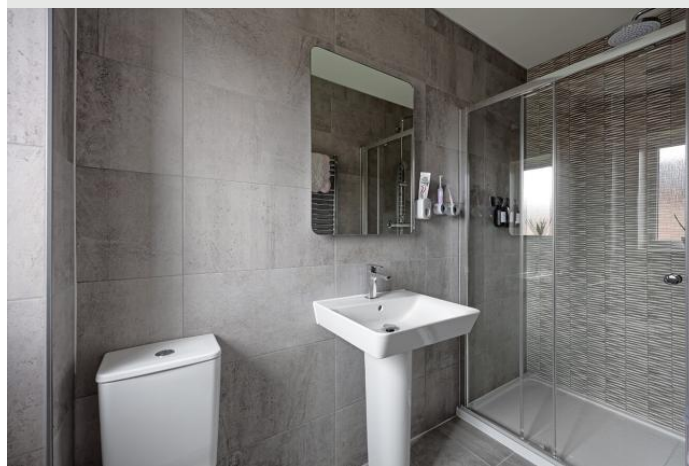


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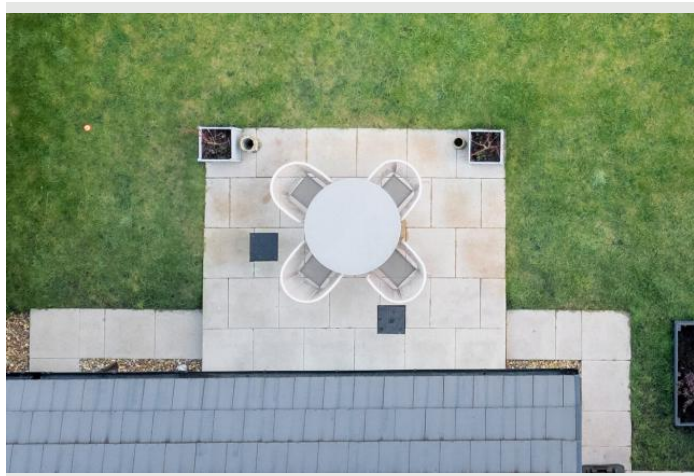
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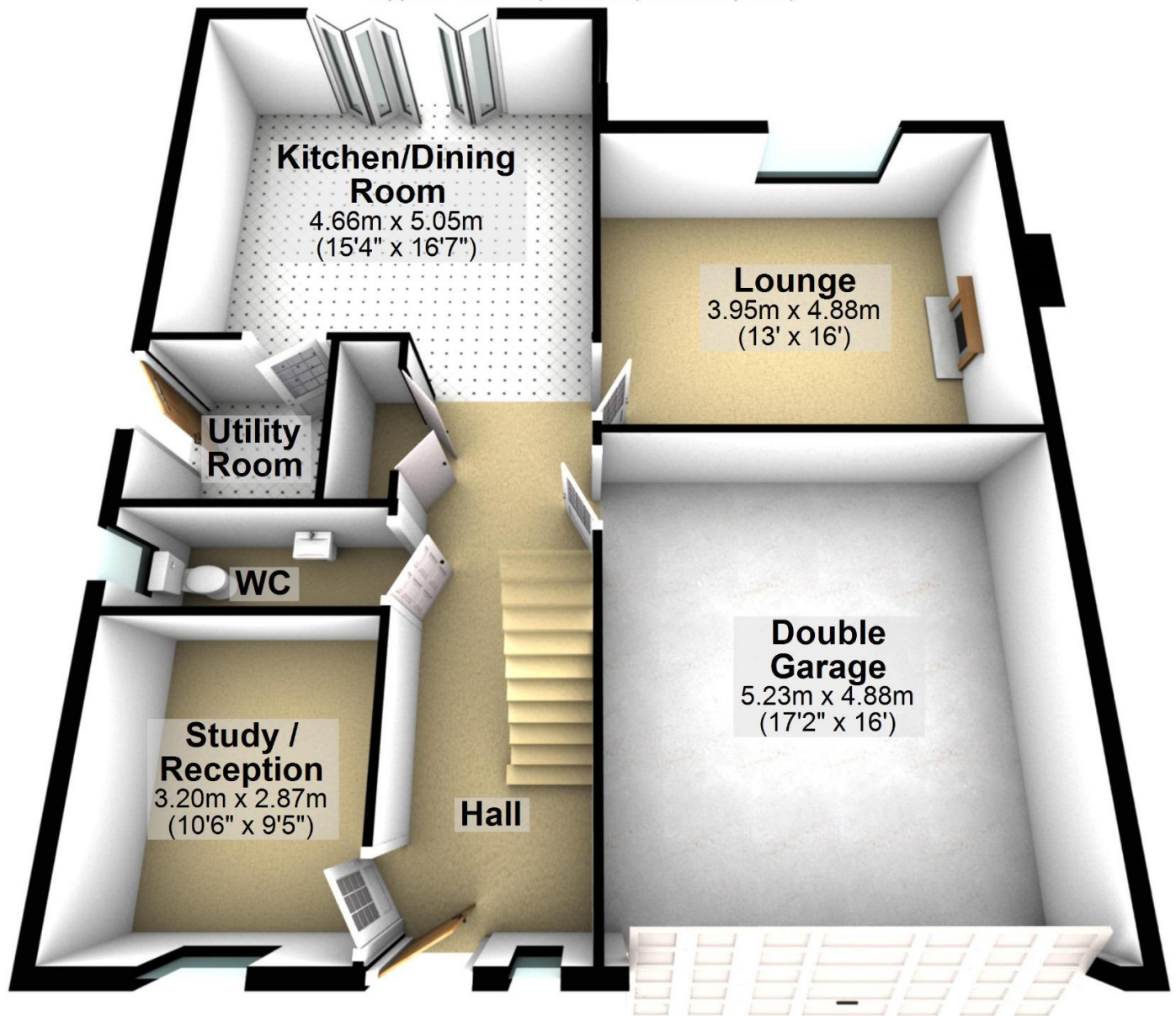
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Property Floor Plans

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Ground Floor

Approx. 102.4 sq. metres (1102.4 sq. feet)



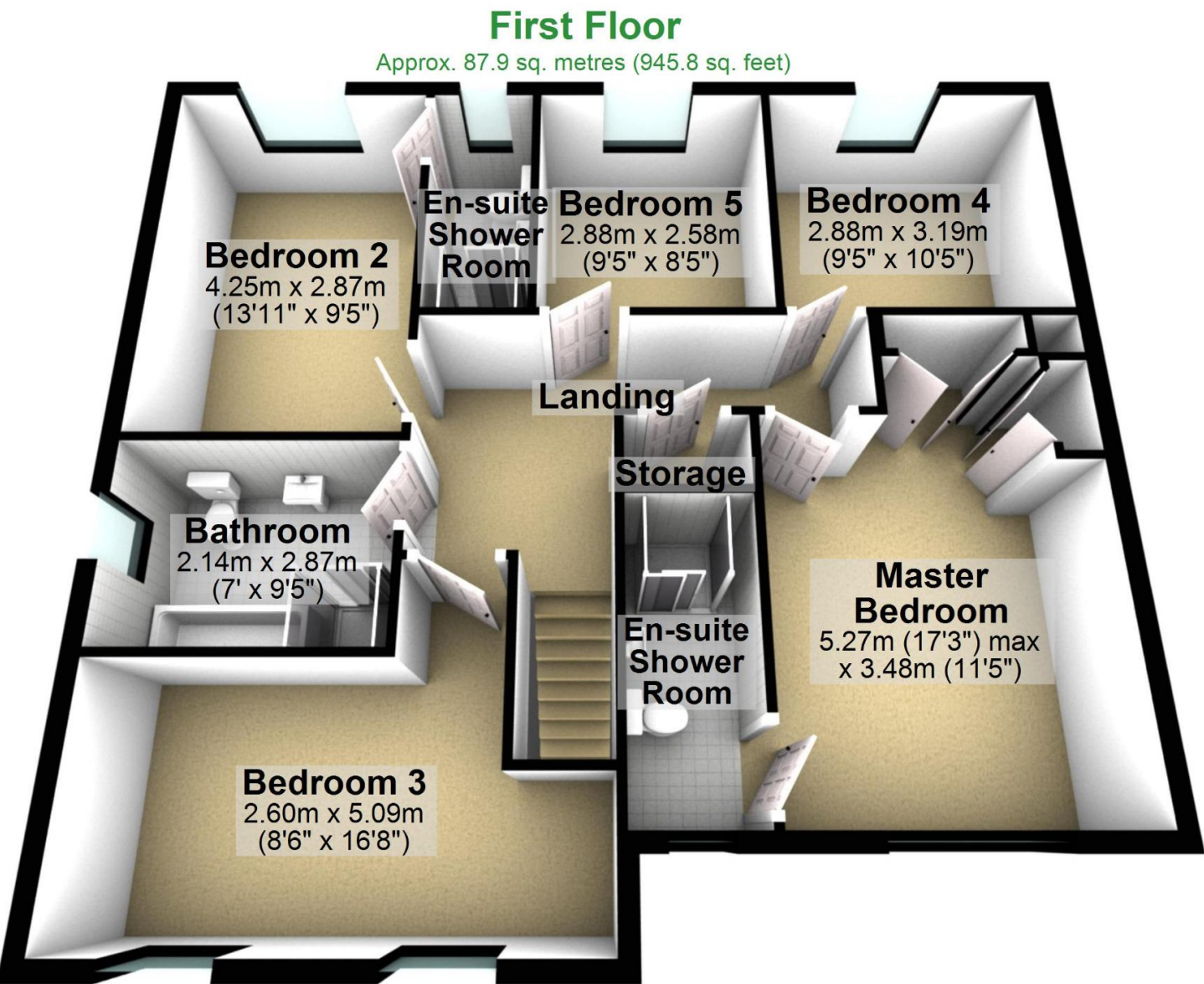
Total area: approx. 190.3 sq. metres (2048.2 sq. feet)

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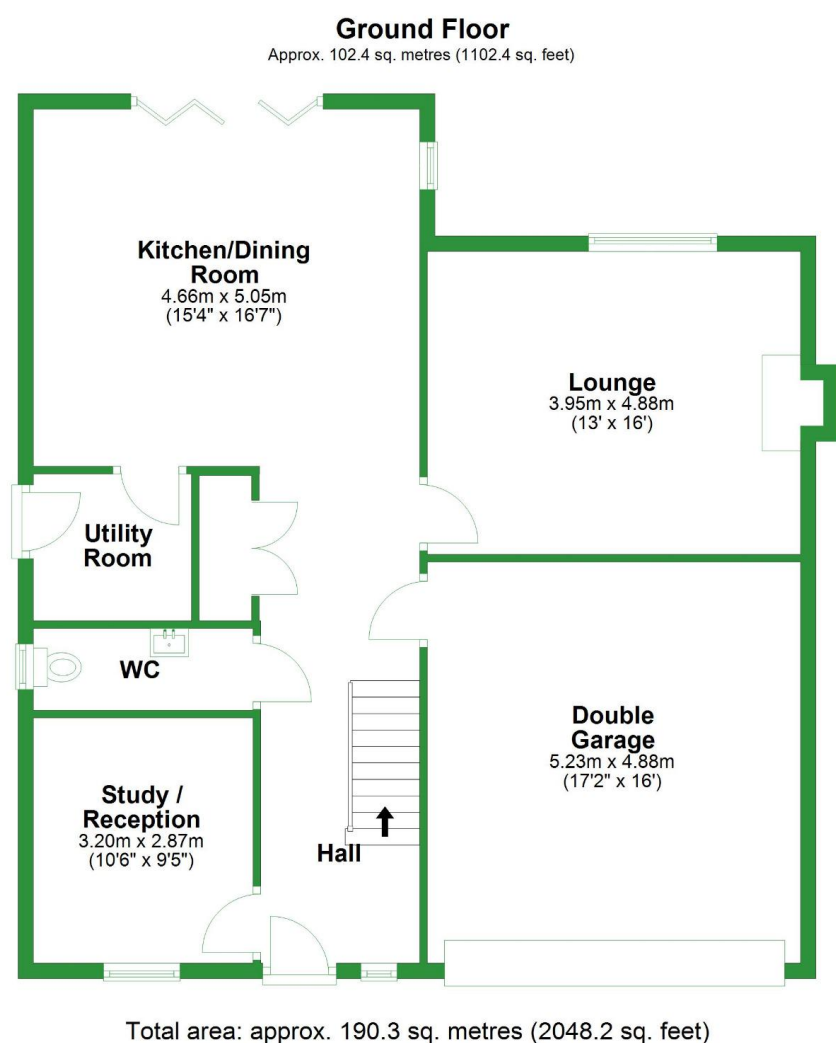
Property Floor Plans

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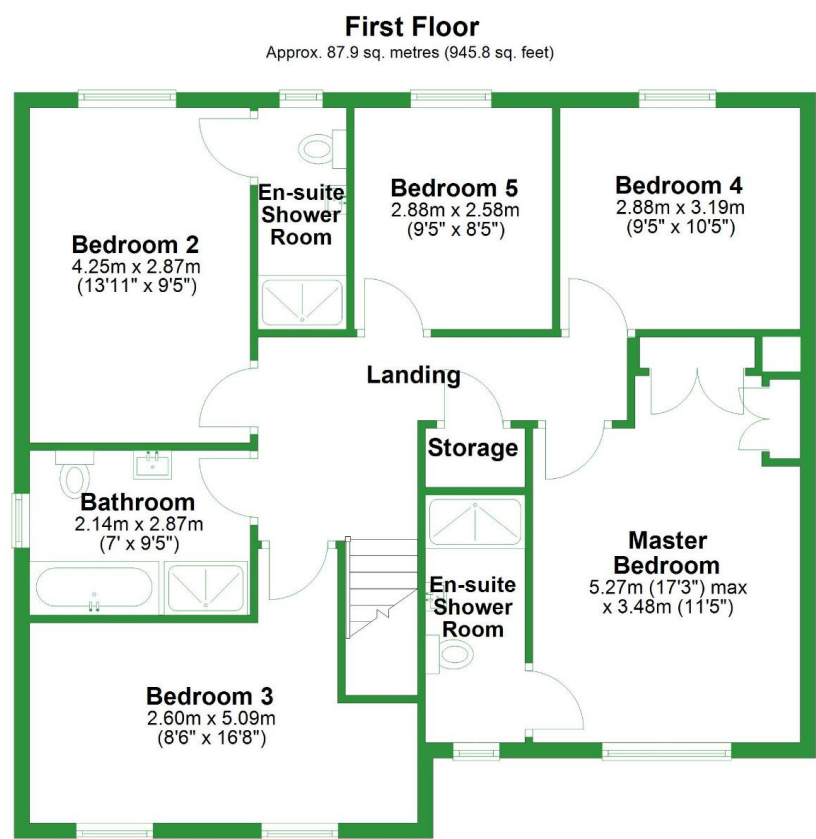
Property Floor Plans

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Property Floor Plans

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Property EPC

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

19/01/2026, 12:37

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

25 Hock Drive
PRESTON
PR2 5DQ

Energy rating
B

Valid until: 28 November 2033
Certificate number: 9370-3901-5390-2727-5285

Property type
Detached house

Total floor area
168 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current | Potential

64 B

92 A

The graph shows this property's current and potential energy rating.

Propertyee get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-3901-5390-2727-5285?print=true>

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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
5
Bathroom
3
Receptions
2
Tenure Type
Freehold
Floor Area
2048
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£490,000
Land Size
-
Age of Property
-
Year Built
2023
New Home
No

Property Features

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Feature 1

Newly Built Exceptional Detached Home

Feature 2

Five Bedrooms With Two Ensuite Shower Rooms

Feature 3

Superb Plot

Feature 4

Two Reception Rooms

Feature 5

Open Plan Kitchen Dining Area With Separate Utility

Feature 6

Master Bedroom With Fitted Furniture And Ensuite

Feature 7

Second Ensuite Bedroom And Three Further Double Bedrooms

Feature 8

Integral Garage With Internal Access

Feature 9

Close To Major Transport Links

Feature 10

Within Minutes Drive To Local Schools And Amenities

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Property Description

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Exceptional Five Bedroom Detached Family Home in Grimsargh in Prime Location

This exceptional five-bedroom detached family home, occupied for only two years, offers luxury living at its finest. Finished to an outstanding specification throughout, the property occupies a superb plot with open green space, with the added benefit of being adjacent to a childrens park, making it ideal for modern family life.

Key Features

- Exceptional five-bedroom detached family home
- Luxury, high-spec finish throughout
- Superb plot overlooking green space and close to a childrens park
- Two reception rooms, including lounge with feature media wall
- Stunning open-plan kitchen diner with bi-fold doors to the rear
- Quartz worktops, AEG integrated appliances & double ovens
- Porcelain wood-effect flooring throughout the ground floor
- Separate utility room & downstairs WC
- Integral garage with internal access
- Master bedroom with fitted wardrobes & luxury ensuite
- Second double bedroom with fully tiled ensuite shower room
- Three further double bedrooms
- Four-piece fully tiled family bathroom
- Lawned rear garden, front garden & off-road parking
- Good school catchment area
- Convenient access to Longridge, Preston & major transport links

Agent's Perspective

The ground floor is both stylish and practical, featuring two generous reception rooms, including a beautifully appointed lounge with a striking feature media wall. The heart of the home is the impressive open-plan kitchen diner, fitted with quartz worktops and AEG integrated appliances including double ovens. Porcelain wood-effect flooring flows seamlessly throughout the kitchen and ground floor, while bi-fold doors open directly onto the rear garden, creating a perfect indoor-outdoor living space.

The kitchen is further complemented by a separate utility room, a downstairs WC, a large and highly convenient storage cupboard, and internal access to the integral garage,

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ensuring excellent functionality for everyday living.

To the first floor, the spacious master bedroom benefits from fitted wardrobes and a luxurious, fully tiled ensuite shower room complete with a rainfall shower. A second double bedroom also enjoys its own fully tiled ensuite, again featuring a rainfall shower. There are three further well-proportioned double bedrooms, all served by a stylish four-piece family bathroom, fully tiled and finished to a high standard.

Externally, the property boasts a private, lawned rear garden, a front garden, and ample off-road parking, adding to the homes strong kerb appeal.

Client's Perspective

Our spacious open-plan kitchen has been the heart of our home and a fantastic family space. It really comes into its own on sunny days when the bi-fold doors are opened, extending the living area and allowing us to enjoy the outdoors.

Location

Located on the popular Elston Park development, the property combines a desirable setting with convenient access to local amenities and transport links. Grimsargh village offers a welcoming community, well-regarded schools, and scenic surroundings, with Longridge and Preston just a short drive away. Excellent transport links provide easy access to major road networks, making this an ideal location for commuters and families alike.

A truly outstanding home offering luxury, space, and an enviable setting - early viewing is highly recommended.

Additional Information

Maintenance fees applicable on completion of development estimated at 150

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective

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buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.