

# GUILDHALL

SALES & LETTINGS



## 335 Preston Road

Grimsargh, Preston, PR2 5JT

£840,000



Nestled on Preston Road in the charming village of Grimsargh, this exquisite self-build home presents a unique opportunity for discerning buyers. As you step into the property, you are greeted by a large entrance hall that sets the tone for the spacious and inviting atmosphere throughout. The cosy reception room offers a perfect retreat, while the open-plan shaker-style kitchen and dining area create an ideal space for family gatherings and entertaining.

The ground floor also features a well-sized utility room and a versatile study, which could easily serve as a fifth bedroom, catering to your family's needs. The highlight of this home is undoubtedly the impressive entertainment room, complete with a built-in bar and bifold doors that open fully to the front of the property, making it perfect for hosting friends and family.

Upstairs, you will find four generously sized double bedrooms, each boasting its own en-suite bathroom for added convenience and privacy. The main bedroom is particularly special, featuring a charming Juliette balcony and a luxurious four-piece suite bathroom, providing a serene escape at the end of the day.



## Ground Floor

### Entrance Hallway

Two UPVC double glazed frosted leaded windows, composite front entrance door, underfloor heating, spotlights to the ceiling, smoke alarm, marble effect tiled flooring, staircase to the first floor and doors to reception room one, the kitchen, study room, ground floor WC and entertainment room.

### Reception Room One

UPVC double glazed leaded window, underfloor heating, wall mounted fire and television point.

### Kitchen Living Area

UPVC double glazed leaded windows, underfloor heating, spotlights to the ceiling, smoke alarm, shaker style wall and base units with granite work surfaces and tiled splashbacks, Neff four ring hob with extractor hood, high ride Neff double electric oven, composite one and a half bowl sink, drainer and mixer tap, plumbing for a dishwasher, under unit lighting, storage, pop up sockets, 3/4 tiled flooring, UPVC double glazed leaded bi folding rear entrance doors and a door to the utility.

### Utility Room

Extractor fan, base units with laminate work surfaces, stainless steel sink, drainer and mixer tap, underfloor heating, plumbing for a washing machine, space for a tumble dryer and fridge freezer and tiled flooring.

### Ground Floor WC

Spotlights to the ceiling, extractor fan, marble effect tiled elevations, dual flush WC, vanity top sink with mixer tap, underfloor heating, motion sensor wall LED lights.

### Study Room

UPVC double glazed leaded window and underfloor heating.

### Entertainment Room

Four Velux double glazed windows, UPVC double glazed frosted leaded door, base units, electric heaters, panelled bar, tiled flooring and UPVC double glazed leaded bifold doors.

## First Floor

### Landing

UPVC double glazed leaded windows, spotlights to the ceiling, smoke alarm, loft access, central heating radiator and doors to four bedrooms and the family bathroom.

### Bedroom One

UPVC double glazed leaded windows, UPVC double glazed French doors to the Juliette balcony, central heating radiator, doors to the walk in wardrobe and en suite.

### Walk In Wardrobe

UPVC double glazed window and central heating radiator.

### En Suite

UPVC double glazed leaded frosted window, spotlights to the ceiling, extractor fan, central heated towel rail, partially tiled elevations, panelled bath with mixer tap, dual flush WC, bidet, his and her wall mounted vanity top sinks with mixer taps, direct feed rainfall shower enclosure and tiled flooring.

### Bedroom Two

UPVC double glazed leaded window, central heating radiator and door to the en suite.

### En Suite

Extractor fan, spotlights to the ceiling, central heated towel rail, partially tiled elevations, dual flush WC, wall mounted vanity top sink with mixer tap, direct feed rainfall shower enclosure and tiled flooring.

### Bedroom Three

UPVC double glazed leaded window, central heating radiator and door to the en suite.

### En Suite

Extractor fan, spotlights to the ceiling, central heated towel rail, partially tiled elevations, dual flush WC, wall mounted vanity top wash basin with mixer tap, direct feed rainfall shower enclosure and tiled flooring.

### Bedroom Four

UPVC double glazed leaded window, central heating radiator and a door to the en suite.

### En Suite

Extractor fan, spotlights to the ceiling, central heated towel rail, partially tiled elevations, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosure and tiled flooring.

## External

### Front

Mature shrubs, block paving and tarmac driveway.

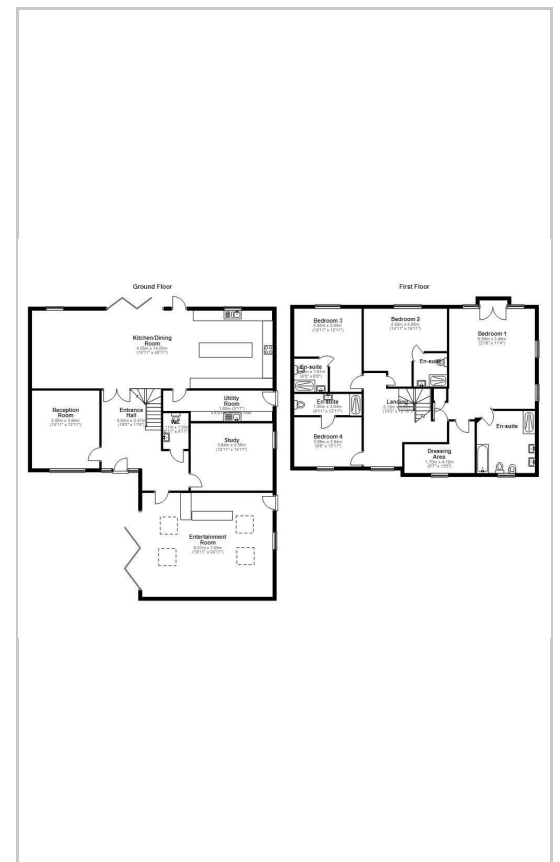
### Rear

Laid to lawn garden with mature shrubs, flower beds and block paved patio seating area.

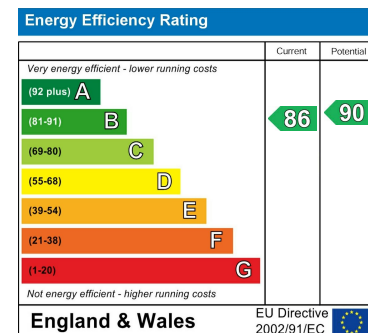
## Area Map



## Floor Plans



## Energy Efficiency Graph



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