



8 Fieldings Close, Longton

Preston

£650,000



8 Fieldings Close

Longton, Preston

Impressive five-bed, three-bath detached home with three reception rooms, modern kitchen, double garage, study, large garden, and ample parking. Ideal for families or remote working.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five Double Bedrooms
- Two Bedrooms with En-suite
- Three Reception Rooms
- Modern open plan kitchen with island
- Integrated kitchen appliances
- Recently modernised family bathroom
- Spacious garden
- Detached Double garage
- French doors to garden access
- Buyer Information Pack Including Searches Available

Entrance Hall

Antico flooring. Storage cupboard. Window to front.

Kitchen / Living Area

Excellent range of eye and low level units 1 1/2 Sink. Electric oven with microwave. Gas hob with extractor fan. Breakfast bar. Window to rear.

Open plan Living/Dining Area

Dining area. French doors to rear garden. Window to side.

Living Room

French doors to rear. Window to side.

Snug / Cinema Room

Full media wall. Bay window to front.

Laundry Room

Good range of units with sink. Plumbed for washing machine and dryer. Door to side.

WC

Two piece suite comprising of; Pedestal wash hand basin and Wc. Window to front.

Office

with bespoke office furniture. Bay window to front.





Landing

Half galleried landing. Storage cupboard. Airing cupboard with access to loft.

Master Bedroom with en-suite

Fitted wardrobes. Window to front.

En-suite

Four piece suite comprising of; Dual pedestal wash hand basin, panelled bath, Wc and shower cubicle. Feature heated towel rail. Tiled floor. Part tiled walls. Window to front.

Double Bedroom with en-suite

Fitted wardrobes. Window to rear.

En-suite

Three piece suite comprising of; Pedestal wash hand basin and Wc and shower cubicle. Feature heated towel rail. Part tiled walls. Window to rear.

Double Bedroom

Window to rear.

Family Bathroom

Four piece suite comprising of; Vanity wash hand basin, shower cubicle Wc and bath. Tiled floor. Tiled walls. Feature heated towel rail. Window to side.

Double Bedroom

Fitted wardrobes. Window to front.

Bedroom

Window to rear.

GARDEN

South facing rear garden. Astro turf. Patio area.

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

4 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2391 ft²

222.3 m²

(1) Excluding balconies and terraces

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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