



## Camborne Place

24 Camborne Place Freckleton, Preston PR4 1YT

Carl Jackson

Helping You Move **The Right Way**





“Tucked away within a peaceful Freckleton cul-de-sac, this beautifully presented detached family home combines spacious modern living, a sunny south-facing garden, stylish interiors and the kind of quiet family lifestyle buyers rarely want to leave behind.”

Tucked-away cul-de-sac position

Detached modern family home

South-facing private garden

Beautifully presented throughout

Spacious family living space

Stylish modern kitchen

Bright conservatory extension

Four generous bedrooms

Luxury fitted bathroom

Driveway & garage parking

Ideal family layout

Quiet residential setting

Walking distance to amenities

Easy access to Lytham & Preston





Camborne Place is one of those tucked-away Freckleton addresses that immediately feels peaceful, private and family orientated from the moment you arrive. Positioned within a quiet residential cul-de-sac, this beautifully presented detached home offers the perfect balance of modern family living, practical space and a relaxed village lifestyle.

Set back from the road with driveway parking and an integrated garage, the property delivers excellent kerb appeal while internally offering bright, spacious accommodation designed around modern day family life. The main living areas feel welcoming and comfortable, complemented by a stylish contemporary kitchen and a conservatory overlooking the sunny south-facing rear garden.

Upstairs, four well-proportioned bedrooms provide flexibility for growing families, home working or visiting guests, while the overall layout flows naturally and efficiently throughout.

The rear garden is a standout feature — private, enclosed and enjoying sunshine across much of the day, creating an ideal setting for summer evenings, outdoor dining and family time.



Camborne Place remains highly popular due to its peaceful setting whilst still being within easy reach of local shops, schools, village amenities, BAE Systems, Lytham, Preston and wider Fylde Coast transport links.

“Camborne Place offers exciting potential for buyers looking to create a stunning oversized open-plan kitchen and family space, with the existing layout lending itself perfectly to modern extension and lifestyle-focused living.”

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## The Seller's View

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“The garden has always been one of our favourite parts of the home. Being south-facing, it enjoys sunshine throughout much of the day and feels wonderfully private, secure and peaceful — perfect for relaxing in the warmer months or safely letting grandchildren play freely outdoors with plenty of space to enjoy.

The conservatory has become a real extension of the living space and one of the loveliest places in the house to unwind with a coffee, read a book or simply look out across the garden throughout the changing seasons. It brings so much natural light into the home and creates a calm, welcoming atmosphere all year round.

We've always loved the balance the property offers — tucked away in a quiet setting yet still close to everything you need. It's a home that has worked beautifully for family life, entertaining friends and enjoying those quieter day-to-day moments in complete comfort.”

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24 Camborne Place  
Freckleton  
Preston  
PR4 1YT

Energy rating

**C**

Valid until: 3 June 2035

Property type: House

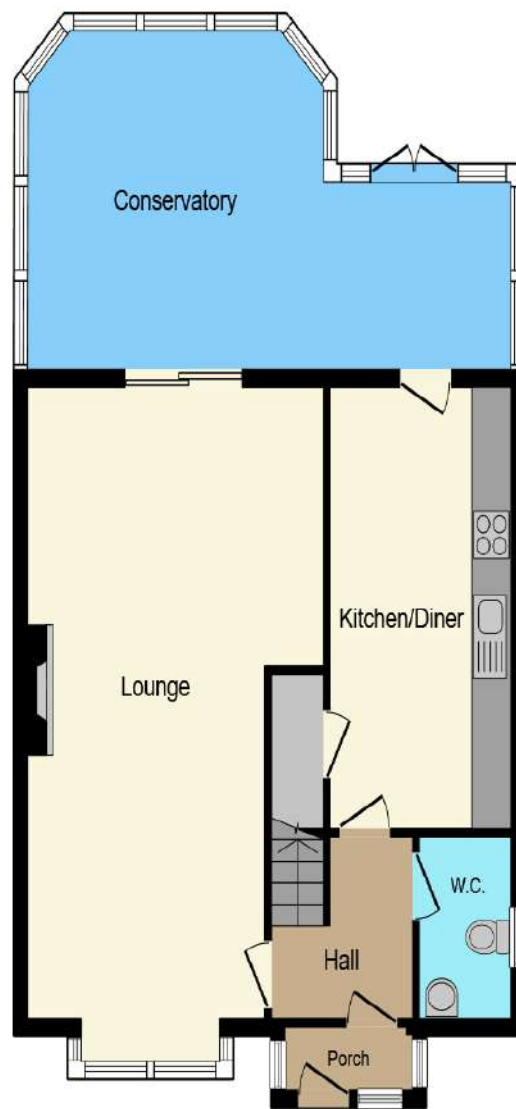
Total floor area: 110 square meters

**Energy rating and score**

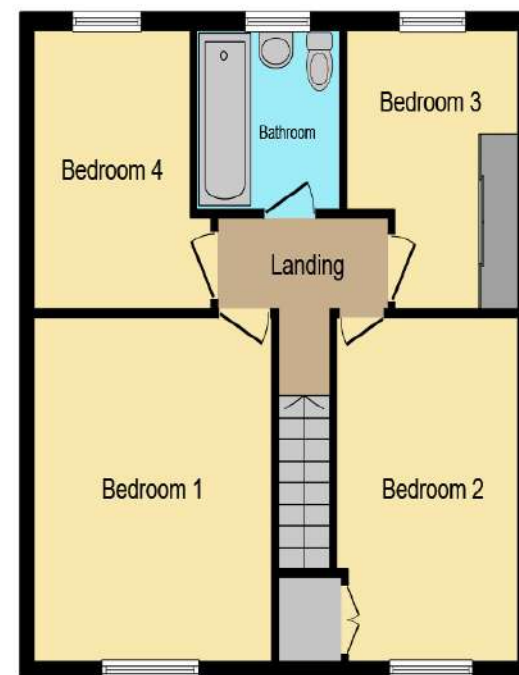
This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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# About The Area

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## Freckleton

Freckleton is a well-established and highly regarded village offering a rare balance of traditional community life and modern convenience.

Known for its welcoming atmosphere and strong sense of identity, the village appeals particularly to those seeking a calmer pace of life without feeling disconnected.

The centre of Freckleton provides a good range of everyday amenities, including local shops, cafés, a health clinic and essential services, all within easy reach.

Well-regarded primary schooling and village facilities further enhance its appeal, while excellent public transport links connect residents easily to Lytham, Preston and surrounding towns.

Surrounded by open countryside yet positioned for convenience, Freckleton enjoys close proximity to Kirkham, Warton, Wrea Green and Lytham St Annes.

Above all, Freckleton is valued for its sense of stability, familiarity and long-term desirability — a place where people choose to settle, stay and feel part of the community

## Fylde Coast

The Fylde Coast is an elegant stretch of Lancashire coastline, celebrated for its refined seaside towns, expansive sandy beaches and manicured green spaces. Lytham St Annes, Fairhaven and Cleveleys offer coastal walks, stylish cafés and a relaxed yet sophisticated lifestyle, all supported by excellent transport links and year round amenities.

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# Helping You Move **The Right Way**

Hello, I'm **Carl Jackson** and I live in beautiful Lytham St Annes. Guiding you every step of the way with trusted local knowledge, it is more than just about selling a home. Here are a few of the reasons why you should trust **Jacksons Estates** to help you move the right way.

- 7 days a week. Evenings. Weekends. I work when buyers are looking
- Every viewing handled by me. No "door openers." No missed chances
- I sell homes others can't. That's where I thrive
- Marketing that stops the scroll – not average, not forgettable
- I don't wait for buyers. I go and find them
- I create urgency that pushes your price higher
- Straight-talking advice. No overpricing. No false promises
- I prepare your home before every viewing – detail wins deals
- One point of contact. Start to finish. No being passed around
- I treat your sale like my own – Results matter!

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**Carl Jackson**  
Helping You Move The Right Way

📞 07435 075866  
🌐 [www.jacksonsestates.co.uk](http://www.jacksonsestates.co.uk)  
✉ [carl@jacksonsestates.co.uk](mailto:carl@jacksonsestates.co.uk)

