LET n SELL

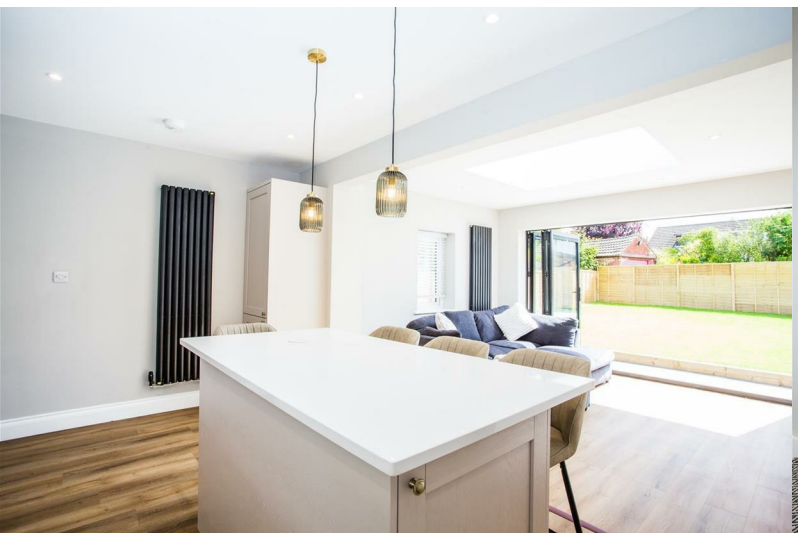


23 Ribby Road

Wrea Green, Preston, PR4 2NA

£475,000

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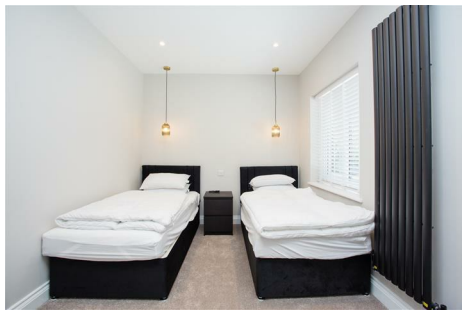


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£475,000





Entrance Hall
A welcoming entrance hall providing access to the principal ground-floor rooms, with attractive flooring, fresh décor and a bright, modern finish. The hallway also provides useful access to the downstairs shower room and bedrooms.

Shower Room
6'8" x 4'10" (2.04 x 1.49)
A modern and stylish shower room, fitted with a walk-in shower, WC and wash hand basin. Finished with tiling, heated towel rail and attractive flooring, providing a practical and well-presented addition to the ground floor.

Bedroom 3
16'1" x 9'0" (4.91 x 2.76)
A well-proportioned ground floor bedroom offering excellent versatility, with ample space for bedroom furniture. Ideal for guests, children or those looking for convenient single-level living.

Bedroom 4
13'2" x 10'5" (4.02 x 3.20)
A bright and versatile fourth bedroom, providing a generous additional living space that could also be used as a home office, guest room or children's bedroom.

Lounge
17'6" x 10'5" (5.34 x 3.20)
A bright and inviting lounge with a stylish finish, featuring wood effect LVT flooring. The room benefits from impressive bi-folding doors opening onto the rear garden, allowing plenty of natural light into the space and creating a lovely connection with the outside. Generously proportioned, the lounge provides an ideal area for relaxing and entertaining.

Kitchen/Dining Room
20'6" x 16'0" (6.27 x 4.90)
A fantastic contemporary open-plan space designed perfectly for modern family living. The stylish fitted kitchen features an extensive range of shaker-style units, large central island with breakfast bar seating for five, twin integrated ovens, induction hob and extractor. The generous dining and family areas benefit from LVT flooring, recessed spotlights and feature pendant lighting, whilst a large rooflight and expansive bi-folding doors flood the space with natural light and provide a seamless connection to the rear garden.

Landing
A welcoming landing providing access to the bedrooms and family bathroom, with plenty of natural light and a bright, airy feel.

Master Bedroom
19'5" x 7'10" (5.93 x 2.40)
A generous master bedroom providing an excellent principal suite, with ample space for a large bed and bedroom furniture. A comfortable and relaxing retreat within this impressive family home.

Bedroom 2
13'6" x 8'5" (4.13 x 2.59)
A spacious and well-presented second bedroom, offering plenty of room for a range of bedroom furniture and benefiting from a bright and welcoming feel.

Bathroom
14'2" x 5'0" (4.32 x 1.54)
A stylish and generously proportioned family bathroom, featuring a beautiful freestanding bath

alongside a separate double shower, wash hand basin and WC. A superb space for both relaxing and everyday family use.

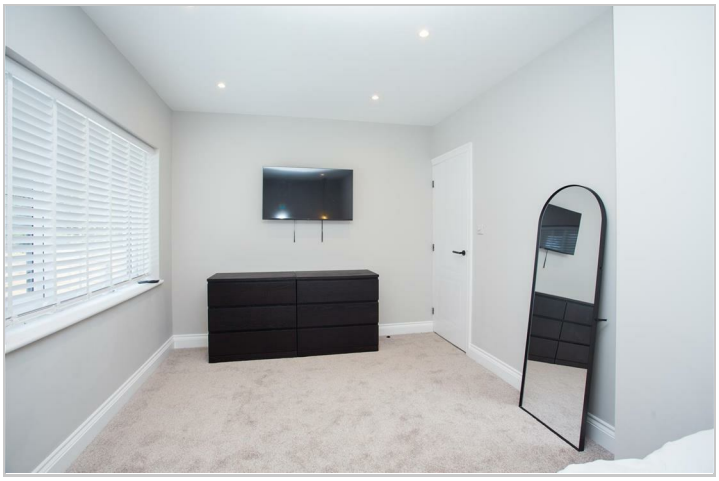
Garden Room

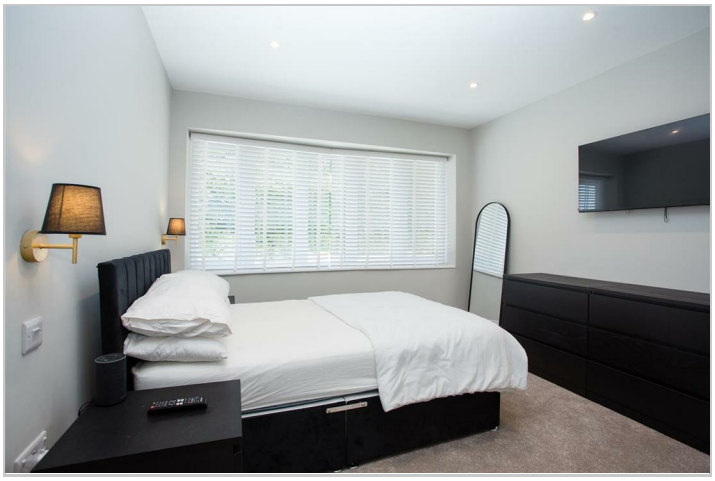
A fantastic additional space overlooking the garden, ideal for use as a home office, gym, hobby room or entertaining space. A versatile feature that adds valuable extra accommodation to the property.

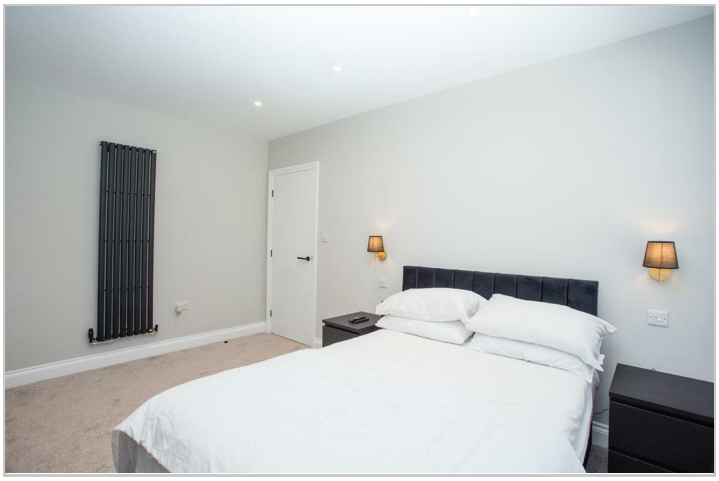
Garden

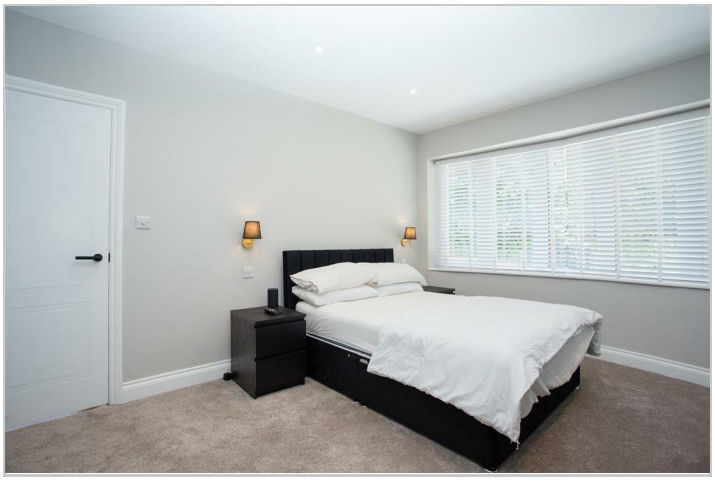
A beautifully presented garden featuring a newly laid lawn and patio area, creating an attractive and low-maintenance outdoor space ideal for relaxing, entertaining and enjoying family time.

Front of Property









Road Map



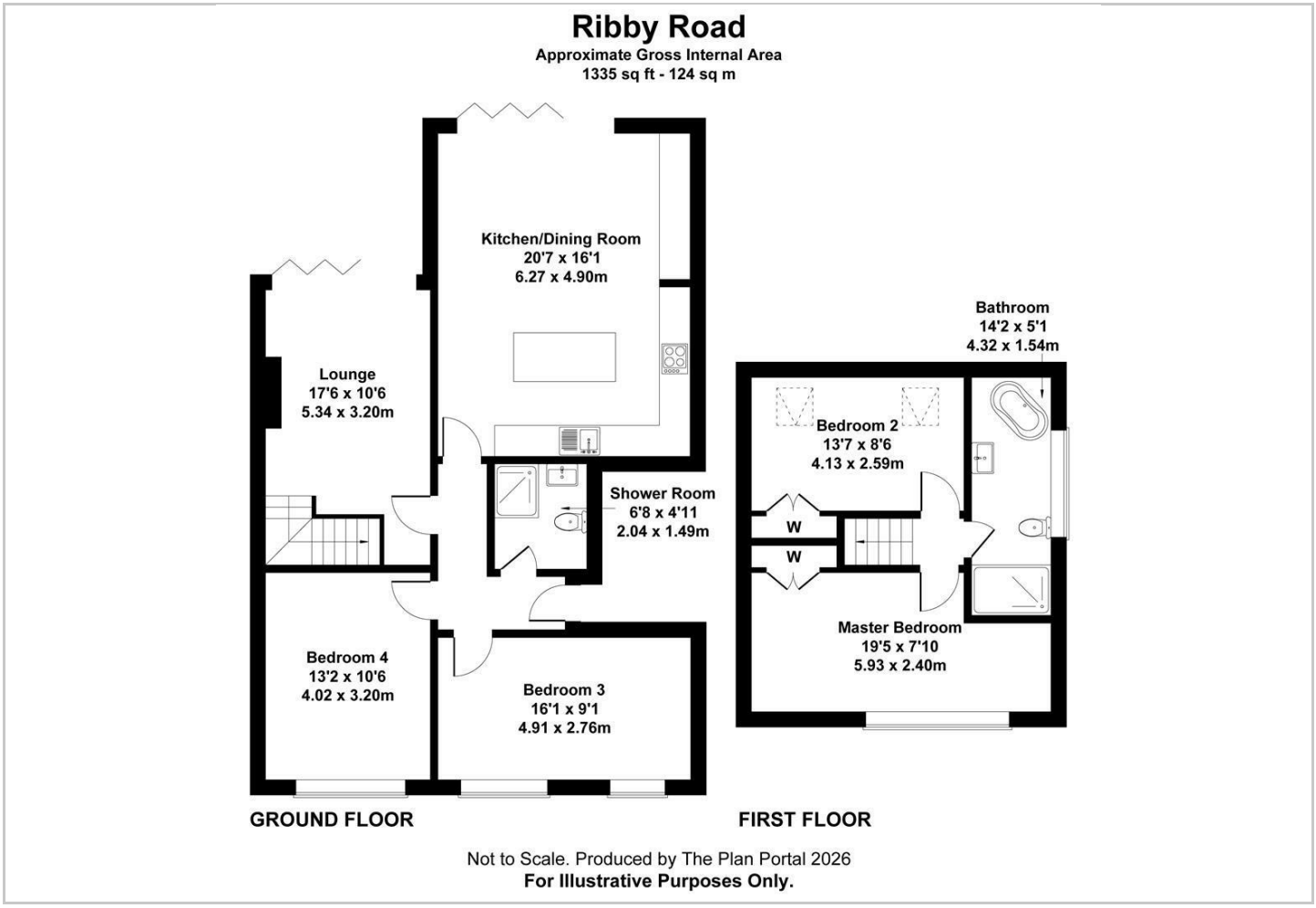
Hybrid Map



Terrain Map



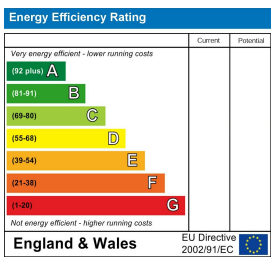
Floor Plan



Viewing

Please contact our Let n Sell Office
on 01925 949027 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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