



## Bowland Court, Freckleton, Preston PR4 1JZ

- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME
  - PRIVATE ACCESS ROAD TO QUIET CUL DE SAC
  - FOUR GENEROUSLY SIZED BEDROOMS
  - THREE BATHROOMS
  - SEMI RURAL LOCATION
- SET IN EXCLUSIVE DEVELOPMENT BUILT CIRCA 2021
- SUPERB OPEN PLAN FAMILY / LIVING DINING KITCHEN
- GARDENS AND DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES
- IDEALLY POSITIONED FOR COMMUTER LINKS
- EPC = B

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# Bowland Court, Freckleton, Preston PR4 1JZ

Impressive Four Bedroom Detached Family Home, positioned within a private access road, to a quiet Cul De Sac on an exclusive development, built circa 2021. With excellent commuter links to the M55 Motorway and Kirkham Railway Station, the property briefly comprises: Entrance Hall, Ground Floor WC, Front Lounge, Superb Open Plan Family / Living Dining Kitchen and Integral Garage with Utility Space to the Ground Floor.

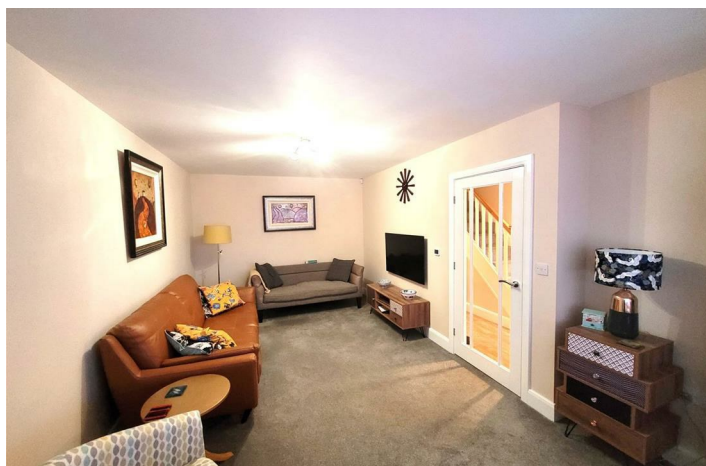
Four generously sized Bedrooms - The Master being Ensuite and Family Bathroom complete the accommodation to the First Floor. Gardens and Driveway provide ample off road parking for several vehicles.

EPC = B. Semi Rural Location \*\*\*\*\* VIEWING RECOMMENDED !!!!



Council Tax Band: E

Tenure: Freehold



### Entrance Hall

Composite Glazed front door opens to the entrance hall. Spindled stairs to the first floor with storage cupboard under, ceiling lights, laminate flooring and underfloor heating.

### Ground Floor WC

Two piece suite comprising: Wall hung hand washbasin with mixer tap and low level push button WC flush, ceiling light, extractor fan, laminate flooring and underfloor heating.

### Front Lounge

17'0" x 11'3"

UPVC double glazed bay window to the front. Ceiling light and underfloor heating.

### Open Plan Family / Living Dining Kitchen

12'1" x 27'0"

UPVC double glazed window and French patio doors with attached windows to the rear. Modern fitted Kitchen with a good range of fitted wall and base units with LED downlighting under wall cupboards and complimentary laminate worksurfaces, including a fixed island with display shelves and ambient downlighting. Resin 1.5 bowl sink, drainer and mixer tap. Inset induction hob, illuminated chimney cooker hood and built in eye level double oven / grill. Integrated tall fridge freezer and auto dishwasher, laminate flooring, inset ceiling downlighters and additional light and underfloor heating.

### Integral Garage / Utility Area

18'9" x 9'8"

Up and over door to the front and personal access door to the side elevation. Fitted wall and base units with steel sink, drainer and mixer tap and plumbing for auto washing machine. Wall mounted central heating boiler, power points and lighting.

### First Floor Landing

Aforementioned spindled stairs down to ground floor, loft access hatch, built in airing cupboard housing hot water cylinder, ceiling light and radiator. Doors to:

### Bedroom 1

13'3" x 13'11"

UPVC double glazed window to the front, fitted recessed floor to ceiling wardrobes, ceiling light and radiator.

### Ensuite Shower Room

5'4" x 6'9"

Three piece white suite, comprising: large step in shower enclosure with mixer controls, riser rail and attachment and overhead rain shower. Wall hung hand wash basin with mixer tap and low level WC with push button flush. Part tiled walls, vinyl flooring, extractor fan, ceiling light and heated towel ladder.

### Bedroom 2

12'4" x 9'10"

UPVC double glazed window to the front, ceiling light and radiator.

### Bedroom 3

11'9" x 8'7" widest point

UPVC double glazed window to the rear, ceiling light and radiator.

### Bedroom 4

8'4" x 10'4"

UPVC double glazed window to the rear, ceiling light and radiator.

### Family Bathroom

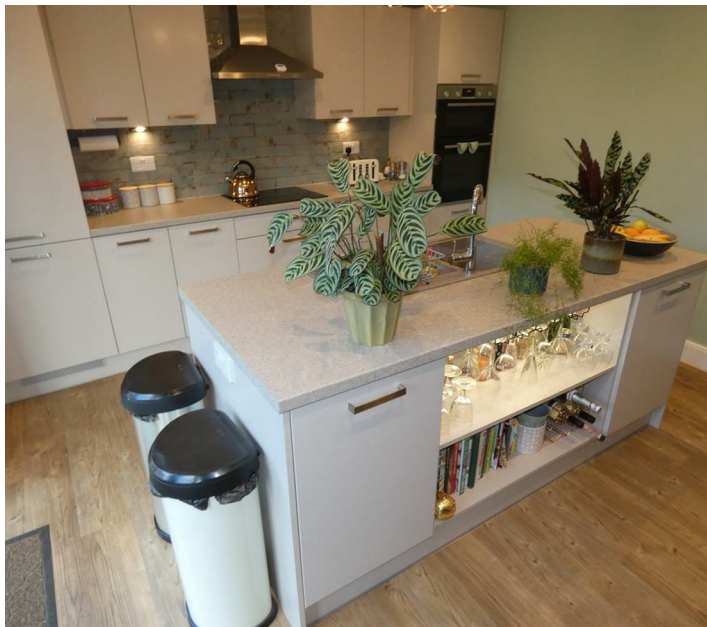
8'5" x 7'4"

UPVC double glazed obscure window to the rear. Four piece white suite, comprising: panelled bath with mixer taps, step in shower enclosure with mixer controls, riser rail and attachment and overhead rain shower. Wall hung hand wash basin with mixer tap and low level WC with push button flush. Part tiled walls, vinyl flooring, extractor fan, inset LED ceiling downlighters and heated towel ladder.

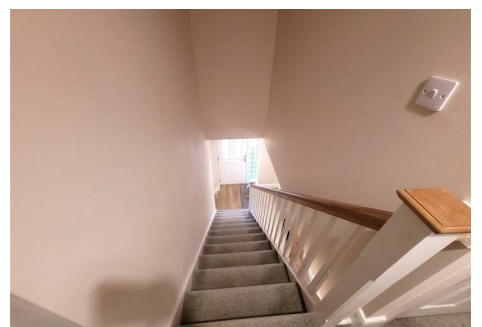
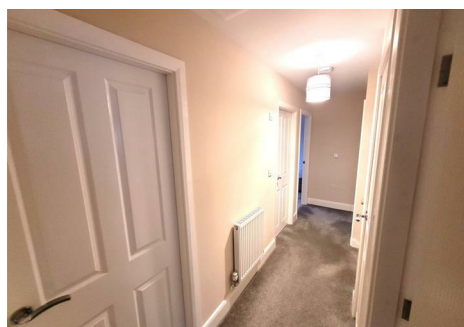
### Exterior

Large blocked paved driveway providing ample off road parking for several vehicles, to the front. Access to both sides with timber security gates. To the rear, a good sized, private fenced rear garden with laid to lawn and paved patio. Exterior power points, lighting and garden water tap.

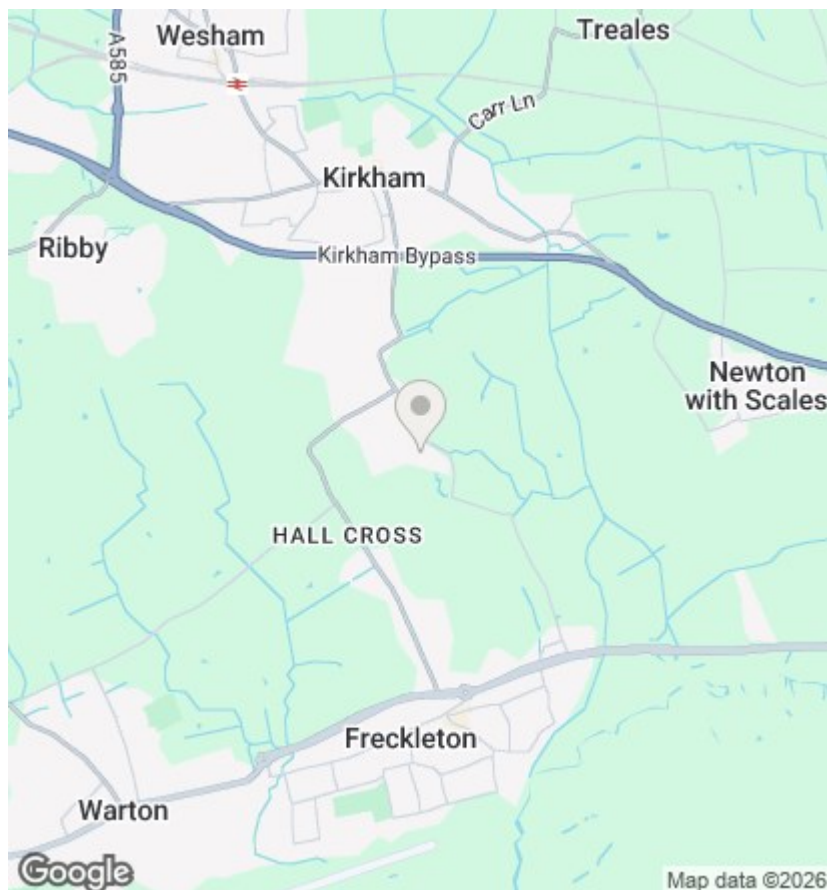












## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

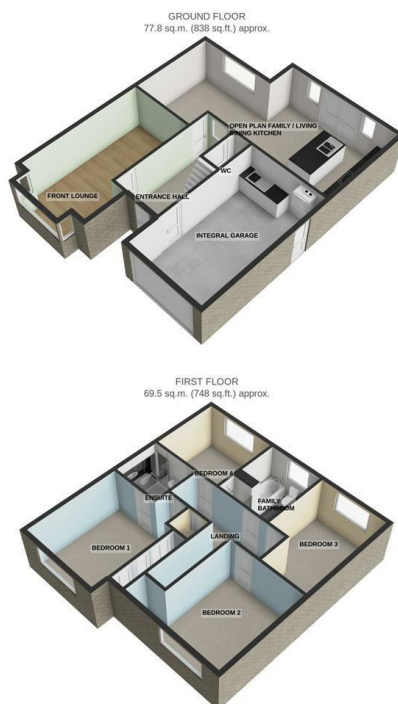
## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

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