



90 TYNEHAM WAY

COTTAM, PRESTON, PR4 0QL

£350,000



Key Features

- Exceptional Four Bedroom Detached Family Home
- Situated on the Popular 'Hayfield Park' Development
- Close to all Local Amenities, Transport Links & Highly Regarded Schools
- Downstairs Cloaks W.C & Spacious Living Room
- Modern Fitted Dining Kitchen with Integrated Appliances
- Principal Bedroom with Modern Three Piece En-Suite
- Three Further Good Sized Bedrooms & Modern Family Bathroom
- Low Maintenance Front Garden with Off Road Parking & Integral Garage
- Superb Rear Enclosed Landscaped Garden
- Viewing Comes Highly Recommended

Property Summary

Marie Holmes Estate Agents are delighted to present this exceptional four-bedroom detached family home, occupying a prime position on the highly sought-after Taylor Wimpey Hayfield Park development in Cottam. Combining contemporary design with spacious, well-planned accommodation, this beautiful home is ideal for modern family living.

Hayfield Park is a wonderful place to call home, offering the perfect balance of semi-rural charm and everyday convenience. Excellent transport links place both the M55 and M6 motorways within a ten-minute drive, making commuting across Lancashire and beyond straightforward. A wide range of local amenities, including supermarkets, cafés and other everyday conveniences, are all close at hand, while families will appreciate the excellent choice of nearby primary and secondary schools, many of which are rated Good or Outstanding by Ofsted.

Beautifully presented throughout, this impressive property offers spacious and versatile accommodation comprising a welcoming entrance hallway, downstairs cloakroom/WC, an elegant living room and a superb open-plan dining kitchen, creating the perfect hub for family life and entertaining. To the first floor, the generous principal bedroom benefits from a stylish en-suite shower room, complemented by three further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress with a low-maintenance front garden, driveway providing off-road parking for two vehicles and an integral garage. To the rear is a generously sized, professionally landscaped garden finished to an exceptional standard, featuring attractive raised planting beds, expansive porcelain-paved patio areas and a well-maintained lawn. This outstanding outdoor space is perfect for growing families, al fresco dining and entertaining in the summer months.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this superb family home has to offer.

Entrance Hallway

12'4" X 8'6" (3.77 X 2.58)

Entrance via a modern composite front door into the hallway. Carpeted turned spindle balustrade staircase leads to all first floor accommodation. Alarm control panel. Two pendant light fittings. Radiator. Vinyl flooring. Doors leading off to all ground floor accommodation.

Downstairs WC

5'3" X 3'2" (1.61 X 0.96)

Features a modern two piece suites in white comprising of a low flush WC and corner pedestal wash hand basin with mixer tap. Part tiled elevations. Chrome towel ladder radiator. Ceiling light fitting. Vinyl flooring.

Living Room

12'7" X 14'10" (3.83 X 4.52)

A bright and airy spacious room with UPVC double glazed windows to the front and side elevations. Ceiling light fitting. Decorative coving with feature LED lighting. Carpeted. Radiator. TV aerial socket.

Dining Kitchen

17'7" X 9'3" (5.35 X 2.83)

UPVC double glazed window to the rear elevation and UPVC double glazed French doors leading out onto the rear garden. Features a range of modern eye and base level 'shaker' style units with contrasting complementary work surfaces and up stands over. Feature under cabinet and kickboard lighting. Inset one and a half bowl stainless steel sink and drainer unit with mixer hot water tap. Integrated appliances include fan assisted double oven, five burner gas hob with chimney style stainless steel extractor over, dishwasher, washing machine and fridge freezer. Feature splashbacks. Radiator. Two ceiling light fittings. Vinyl flooring.

First Floor Landing

11'7" X 6'4" (3.54 X 1.94)

UPVC double glazed window to the side elevation. Access to the loft. Two pendant light fittings. Radiator. Carpeted. Doors leading off to all first floor accommodation.

Master Bedroom

10'8" X 14'12" (3.24 X 4.57)

UPVC double glazed window to the front elevation. Features plenty of fitted robe and drawer storage. Ceiling light fitting. Carpeted. Radiator. Door leading through to:-

Master En-Suite

6'10" X 5'1" (2.08 X 1.55)

UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and step in shower unit with mixer shower and handheld fitment. Part tiled elevations. Inset spotlight to ceiling. Chrome towel ladder radiator. LVT flooring.

Bedroom Two

10'6" X 10'11" (3.21 X 3.34)

UPVC double glazed window to the rear elevation. Carpeted. Ceiling light fitting. Radiator.

Bedroom Three

10'4" X 9'3" (3.16 X 2.83)

UPVC double glazed window to the rear elevation. Carpeted. Ceiling light fitting. Radiator.

Bedroom Four

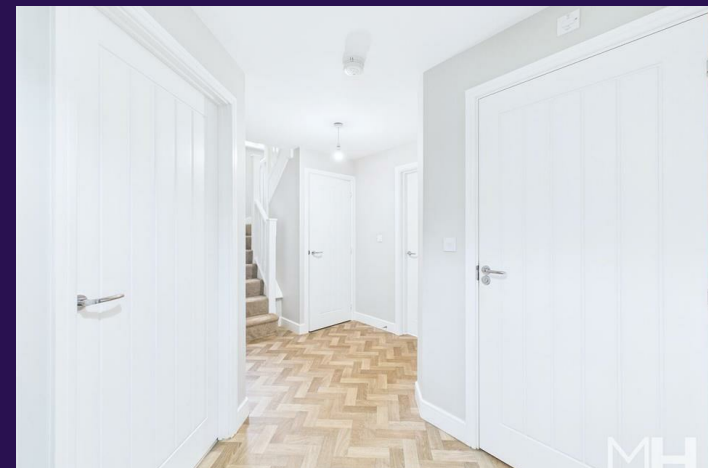
9'1" X 10'6" (2.77 X 3.20)

UPVC double glazed window to the front elevation. Carpeted. Ceiling light fitting. Radiator.

Family Bathroom

6'5" X 6'2" (1.96 X 1.89)

UPVC double glazed obscured window to the rear





elevation. Features a modern three-piece suite in white comprising of a low flush WC, pedestal wash handbasin with mixer tap and panelled bath with mixer shower over and glazed shower screen. Part tiled elevations. Chrome towel ladder radiator. Ceiling light fitting. LVT flooring.

Garage

9'10" X 21'9" (2.99 X 6.64)

Integral single garage with up and over style door, power and light. Composite rear access door.

Exterior

Externally, the front of the property has been designed with low maintenance in mind, featuring attractive gravel beds, well-stocked planted borders and a driveway providing off-road parking for two vehicles, leading to the garage. A wall-mounted EV charging point adds further practicality for modern living.

Gated side access leads to the generous rear garden, which has been beautifully landscaped to create an exceptional outdoor space, perfectly suited to family life and entertaining. The garden features a spacious porcelain patio, ideal for al fresco dining and summer gatherings, alongside a well-maintained lawn, decorative gravel areas and raised beds stocked with a variety of mature plants, shrubs and bushes, creating a colourful and private setting to enjoy throughout the year.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

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

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







Additional Information

Local Authority – Preston City Council

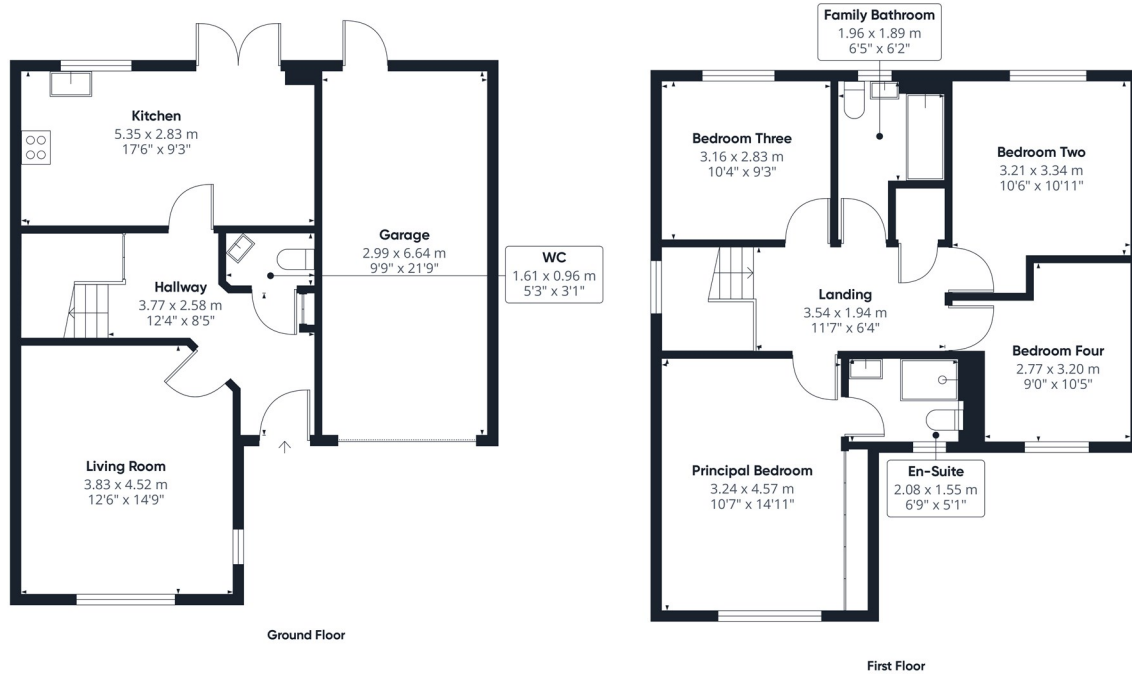
Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



MH

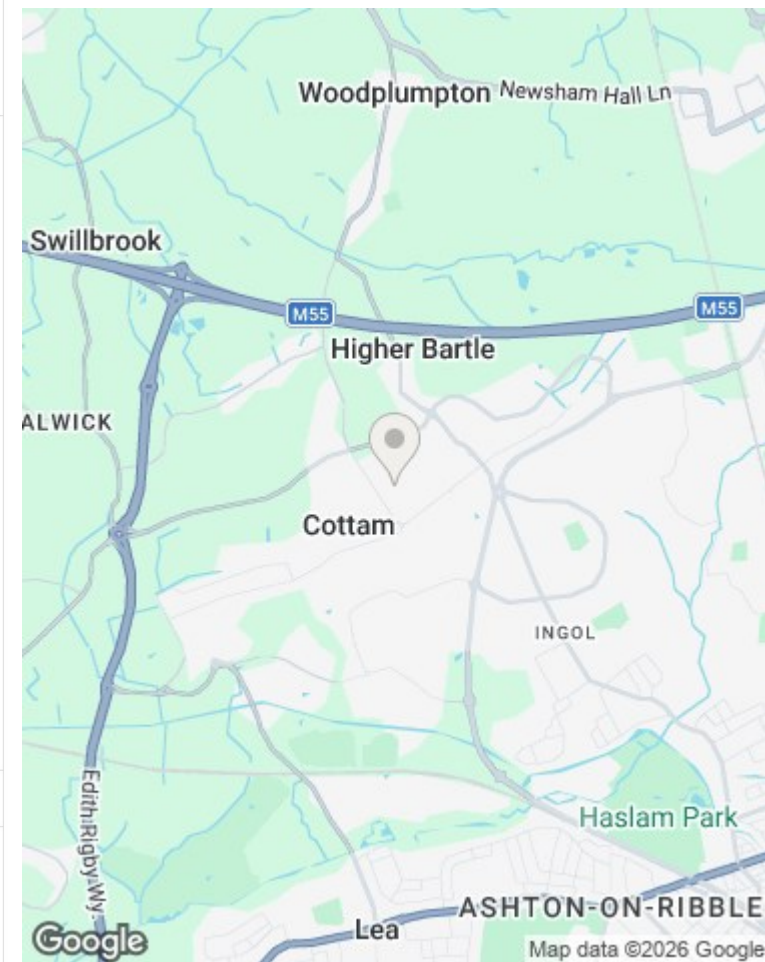


Approximate total areaⁿ
125.4 m²
1360 ft²

(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.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	