

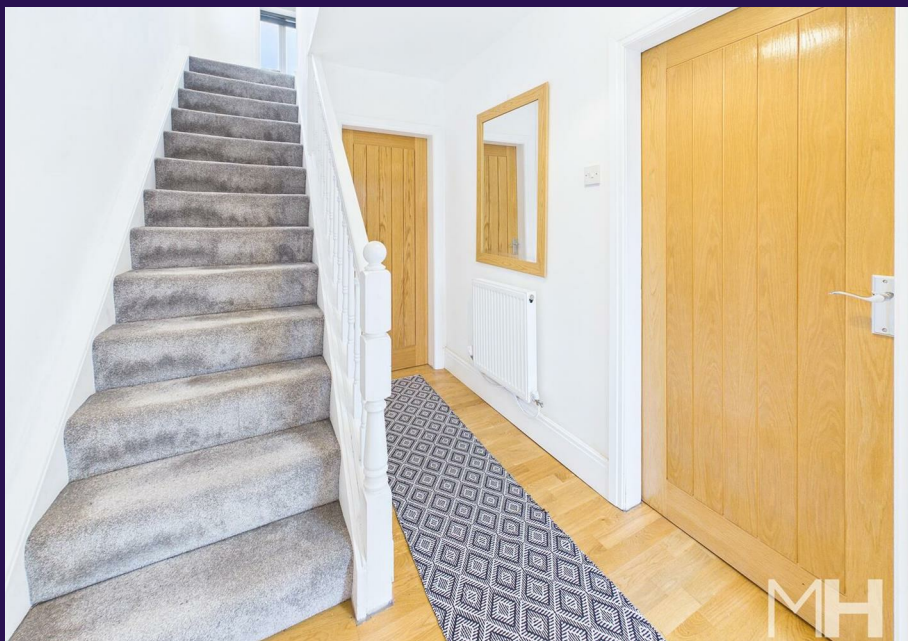


7 FOSTER CROFT

PENWORTHAM, PRESTON, PR1 0AN

Offers Over

£325,000



Key Features

- Beautifully Renovated & Extended Family Home
- Quiet Yet Popular Residential Location - Close to All Local Amenities
- Four Bedrooms & Two Modern Bathrooms
- Stunning Open-Plan Kitchen & Family Room
- Ground Floor Double Bedroom & Shower Room
- Driveway Parking for Several Vehicles
- Large Enclosed Rear Garden with Patio - Ideal for Entertaining
- Modernised Throughout to a High Standard
- Offers Versatile Family Living Accommodation
- Early Viewing Comes Highly Recommended

Property Summary

SIMPLY STUNNING – READY TO MOVE STRAIGHT INTO! Beautifully renovated and thoughtfully extended to an exceptional standard, this outstanding four-bedroom family home offers stylish, contemporary living in the heart of the ever-popular Higher Penwortham. Finished to an impeccable standard throughout, this is a home where the next owners can simply unpack and enjoy.

Occupying a peaceful cul-de-sac position, the property is ideally located within easy walking distance of a fantastic range of shops, cafés, bars and everyday amenities. Families are well catered for with highly regarded primary and secondary schools nearby, together with excellent transport links to Preston City Centre, Royal Preston Hospital and the motorway network.

A welcoming entrance hallway leads into a bright and spacious living room, filled with natural light and providing the perfect place to relax. The beautifully appointed modern fitted kitchen offers a stylish range of units and quality finishes before opening seamlessly into the impressive rear family room extension. Featuring a striking vaulted ceiling and French doors overlooking the garden, this stunning space is flooded with natural light and creates the perfect setting for everyday family life, dining and entertaining.

The versatile ground floor also benefits from a generous double bedroom and a contemporary three-piece shower room, making it ideal for guests, multi-generational living or those seeking ground floor accommodation.

To the first floor are three further well-proportioned bedrooms, comprising two doubles and a generous single, all served by a modern family bathroom.

Externally, the property enjoys ample off-road parking to the front for several vehicles, while to the rear is a superb, fully enclosed family garden offering a generous lawn and patio seating area, providing the perfect outdoor space for children to play or for entertaining family and friends during the warmer months. Early viewing is advised.

Entrance Hallway

Entrance via a modern composite front door with glazed side panels into the hallway. Carpeted spindle balustrade staircase leads to all first floor accommodation. Ceiling light fitting. Radiator. Oak wood flooring. Doors leading off to all ground floor accommodation.

Lounge

10'11" x 14'4" (3.33 x 4.37)

UPVC double glazed window to the front elevation. Inset fireplace with traditional oak beam mantle. TV aerial socket. Pendant light fitting. Radiator. Oak wood flooring.

Kitchen

17'12" x 6'12" (5.48 x 2.13)

Features a range of modern tall larder and base level units in high gloss white, with complementary contrasting work surfaces and stands over over. Inset Single bowl composite sink with instant boiling water tap. Integrated appliances include electric fan assisted oven, induction hob stainless steel chimney style extractor with stainless steel splashback. Integrated fridge freezer and dishwasher. Radiator. Insets spotlights to ceiling. Oak wood flooring. Door leading through to the inner hallway.

Dining Room

13'7" x 8'5" (4.14 x 2.56)

UPVC double glazed French doors leading to the rear elevation leading out onto the garden. UPVC double glazed window to the side elevation. Two Velux roof lights. Radiator. Two wall light fittings. TV aerial socket. Oak wood flooring.

Inner Hallway

UPVC double glazed door leads out to the rear garden. Cupboard storage. Doors leading off to downstairs bedroom and shower room. Inset spotlights to ceiling. Oak wood flooring.

Shower Room

7'7" x 3'10" (2.32 x 1.17)

UPVC double glazed obscured window to the rear elevation. Features a modern three-piece suite in white comprising of a low flush WC, wash hand basin set with him vanity unit with cupboard storage and step in shower with mixer shower fitment. Fully tiled elevations. Towel ladder radiator. Tiled flooring. Extractor fan.

Bedroom One

12'1" x 10'6" (3.68 x 3.19)

UPVC double glazed windows to the front and side elevations. Pendant light fitting. Radiator. Oak wood flooring.

First Floor Landing

UPVC double glazed window to the side elevation. Access to the loft. Carpeted. Pendant light fitting. Doors leading off to all first floor accommodation.

Bedroom Two

10'8" x 11'1" (3.24 x 3.38)

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

Bedroom Three

10'9" x 10'4" (3.28 x 3.15)

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

Bedroom Four

6'11" x 7'5" (2.11 x 2.26)

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

Family Bathroom

6'11" x 5'5" (2.12 x 1.65)

UPVC double glazed obscured window to the rear elevation. Features a three-piece suite in white comprising of a low flush WC, wash hand basin set with vanity unit and drawer storage and panel bath





with mixer shower over and glazed shower screen. Part tiled elevations. Wall mounted illuminated vanity mirror. Extractor fan. Inset spotlights to ceiling. Tiled flooring. Radiator.

Front External

The front of the property has been designed for low-maintenance living, featuring a gravelled driveway providing off-road parking for several vehicles. A dividing boundary hedge offers an attractive degree of privacy, while a side access gate provides convenient access to the enclosed rear garden.

Rear Garden

The impressive rear garden is a particular feature of the property, offering a generous, fully enclosed outdoor space that is ideal for families, entertaining and enjoying the warmer months in complete privacy. Beautifully arranged over split levels, the garden boasts attractive paved terrace seating areas, providing the perfect setting for al fresco dining and relaxing, while the expansive lawn offers ample space for children to play or keen gardeners to enjoy. A useful garden shed provides excellent external storage, completing this superb outdoor space.

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

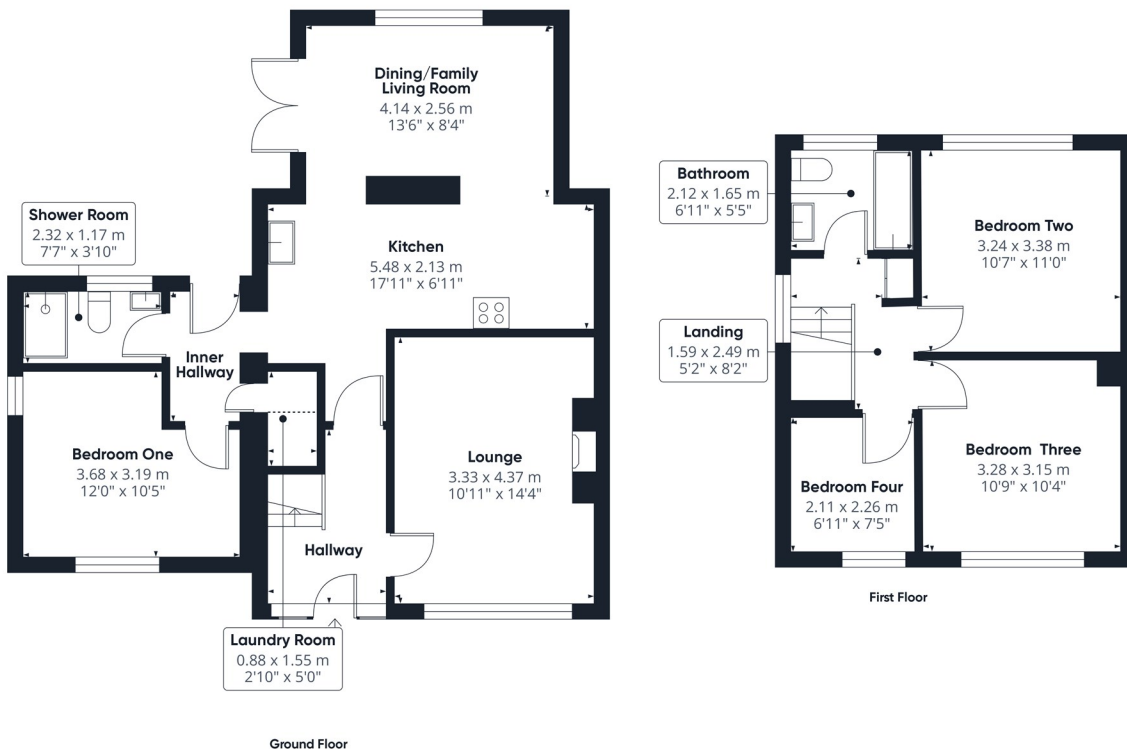
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





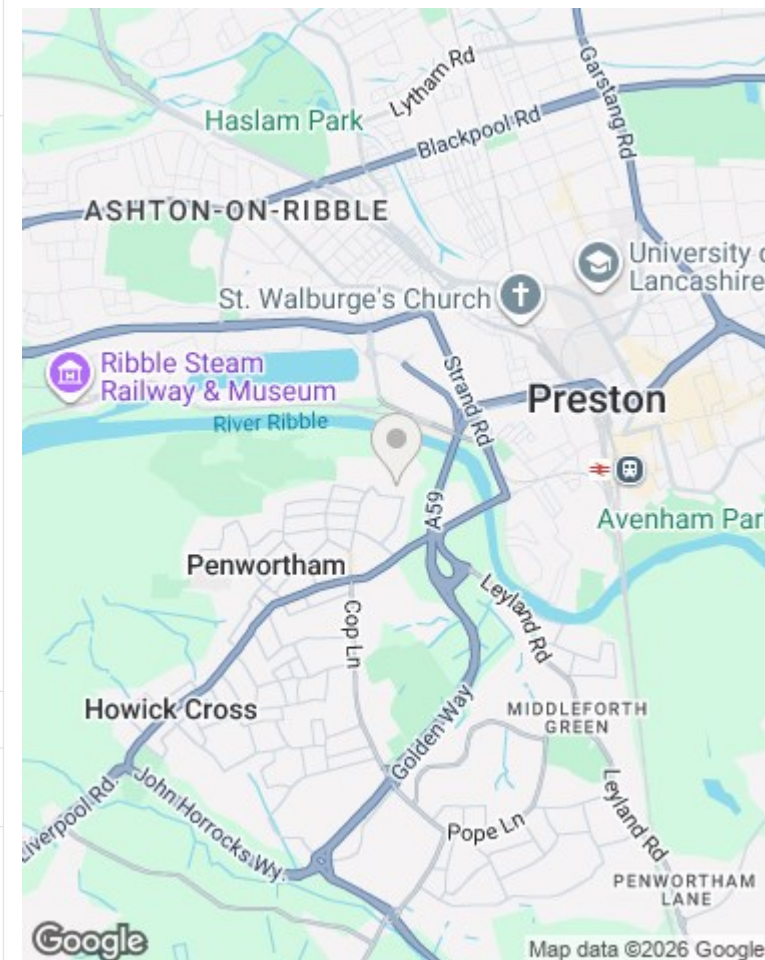
Approximate total area^m
94.4 m²
1015 ft²
Reduced headroom
0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	85
(81-91) B		
(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