



3 Abbotsway, Preston, PR1 0BD

£525,000

This impressive five-bedroom detached residence offers an exceptional family home, occupying a generous plot in the highly sought-after area of Higher Penwortham. Meticulously maintained to a high standard throughout, the property seamlessly combines generous proportions with modern efficiency, boasting modern double glazing, stunning new kitchen, an upgraded front door, new central heating system and full rewire in 2020.

The ground floor opens into a bright and welcoming entrance hall, leading to two generous reception rooms that offer versatile spaces for formal entertaining and comfortable family evenings. For those working from home, a dedicated ground-floor office provides a quiet, productive retreat. The heartbeat of the home is the recently refitted kitchen, finished with sleek contemporary units, ample work surfaces, and quality integrated fittings designed to cater effortlessly to busy family life coupled with the fantastic Aga. Completing the ground floor layout is the convenience of a fifth bedroom or extra reception room.

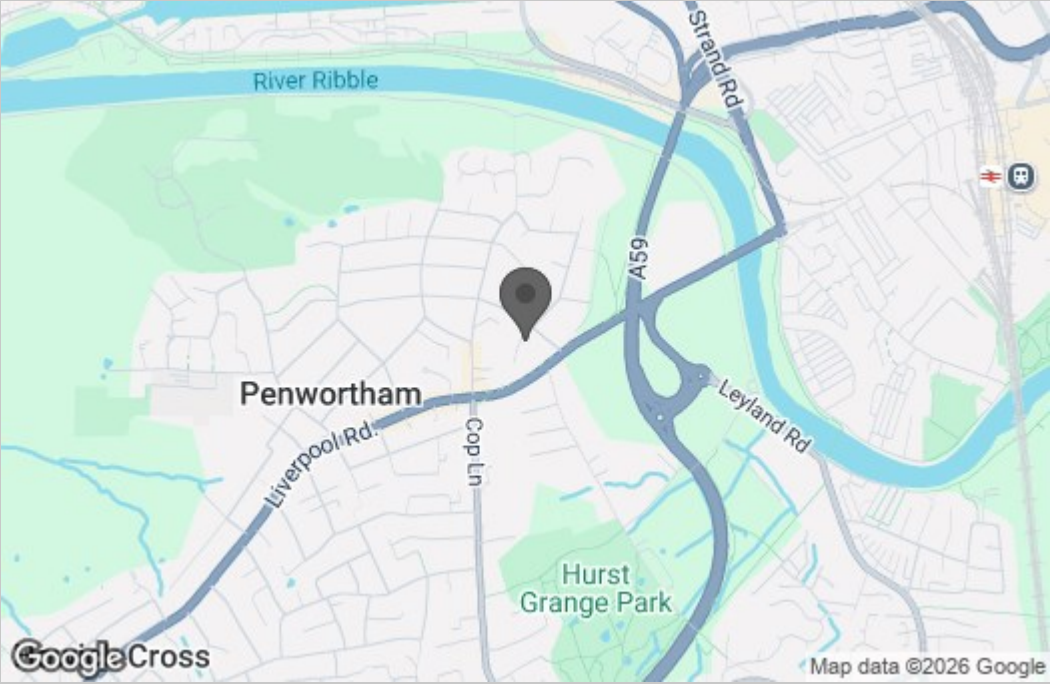
Upstairs, the expansive layout continues with four well-proportioned bedrooms, offering plenty of space and flexibility for a growing family. The sleeping quarters are served by 3 piece bathroom and en-suite shower room, ensuring effortless morning routines and exceptional convenience across both levels. Every room reflects the property's turn-key presentation, with neutral decor and an abundance of natural light throughout. Live planning permission is in place for further en suite bedrooms including a master suite in the loft space for any families looking to extend.

Externally, the house sits on a spacious plot featuring off-road parking to the front. To the rear, a private, enclosed garden provides a peaceful sanctuary ideal for outdoor dining, entertaining, and children's play. Positioned just moments from the vibrant amenities, popular schools, and transport links that make Higher Penwortham so popular, this turnkey home represents a rare opportunity on the open market.

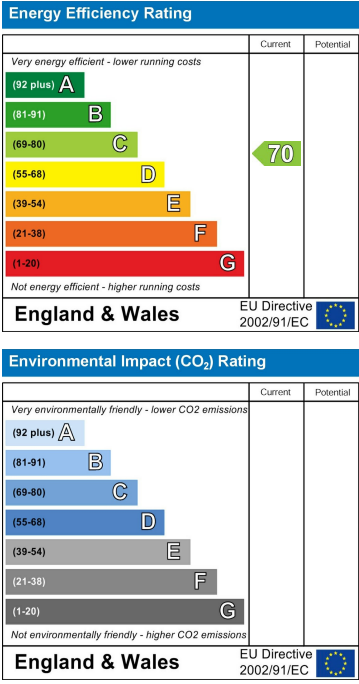
Floor Plan



Area Map



Energy Efficiency Graph



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