

Property Details

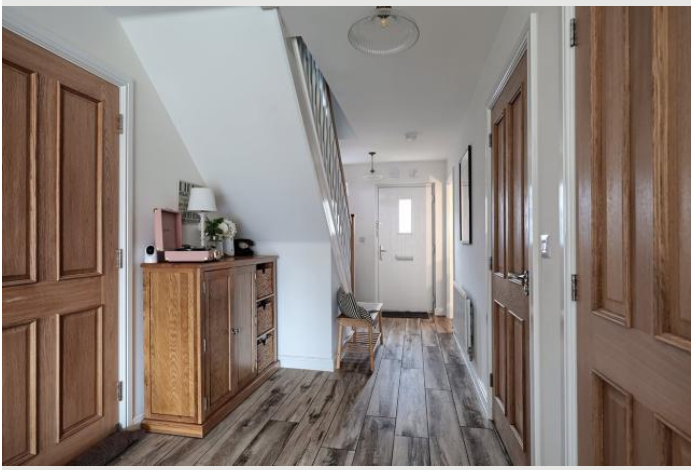
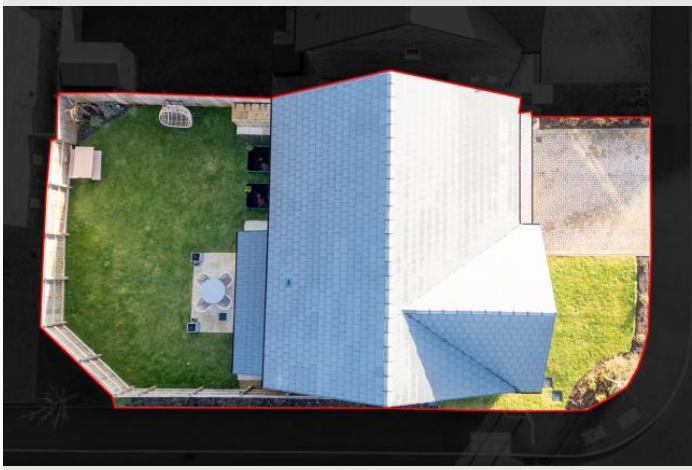
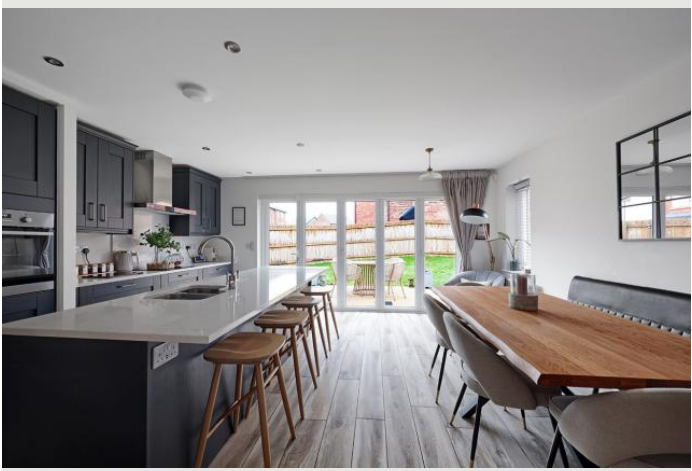
25 Hock Drive, Grimsargh,
Preston, Lancashire, PR2 5DQ

Guide Price **£499,950**



Property Photos

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ



Creation Date
20/04/2026

Property Photos

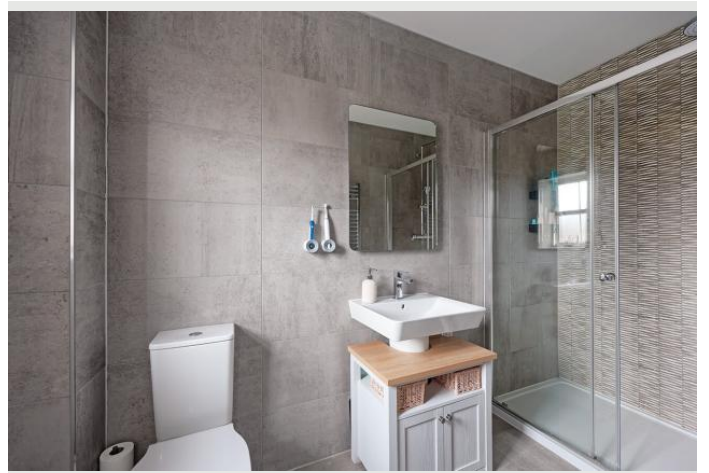
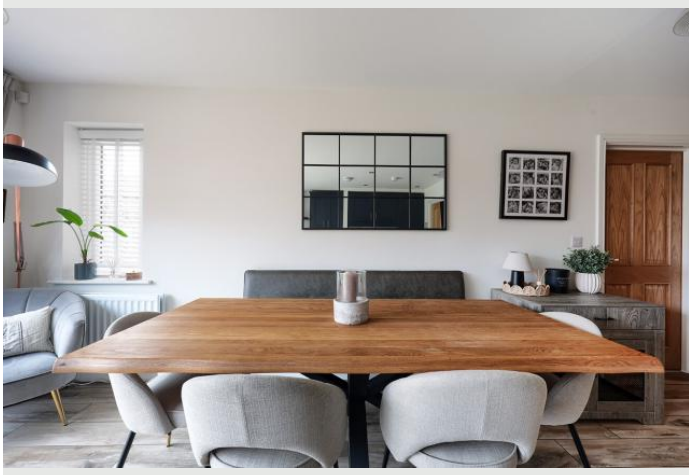
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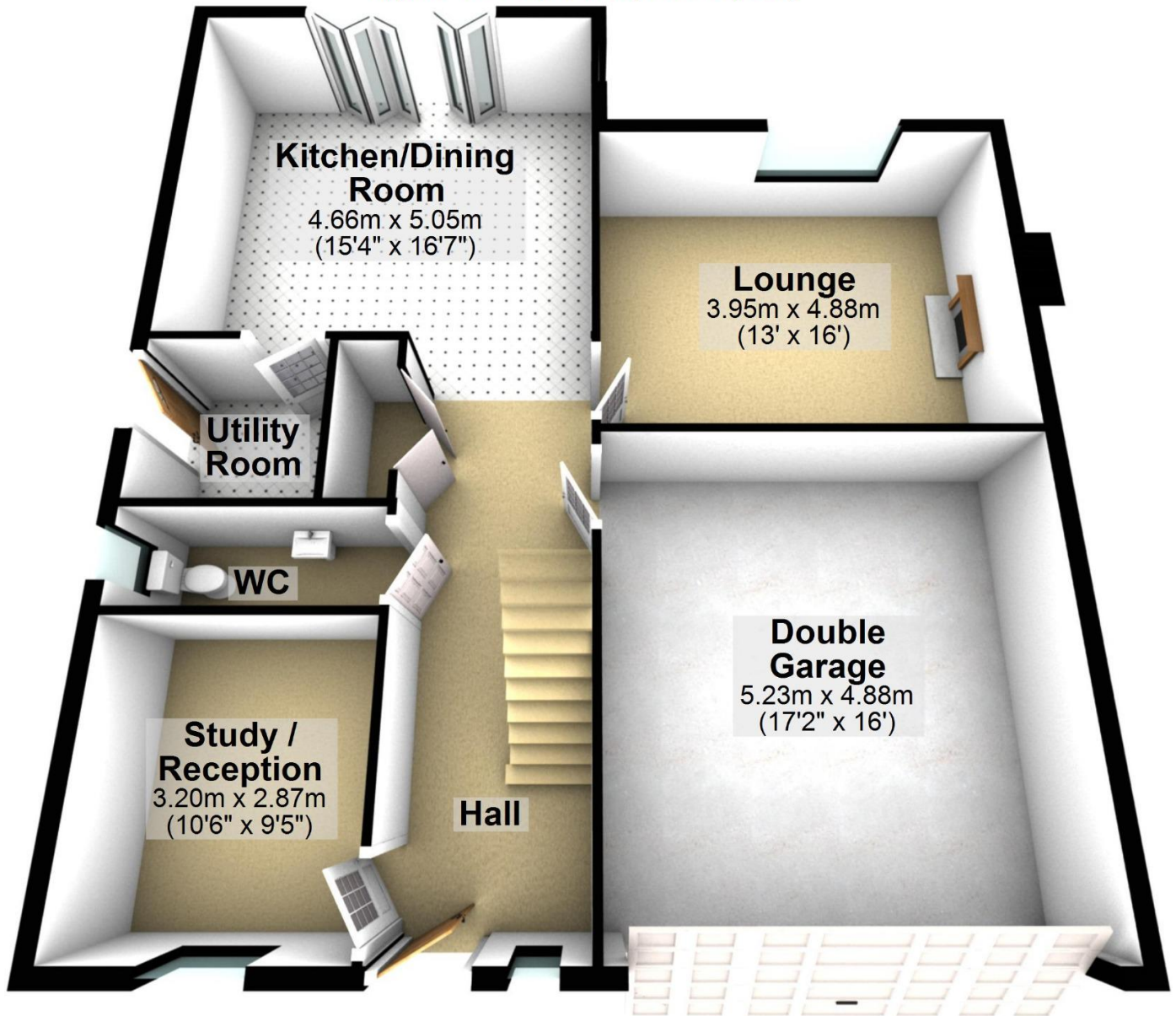
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Property Floor Plans

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Ground Floor

Approx. 102.4 sq. metres (1102.4 sq. feet)



Total area: approx. 190.3 sq. metres (2048.2 sq. feet)

Creation Date

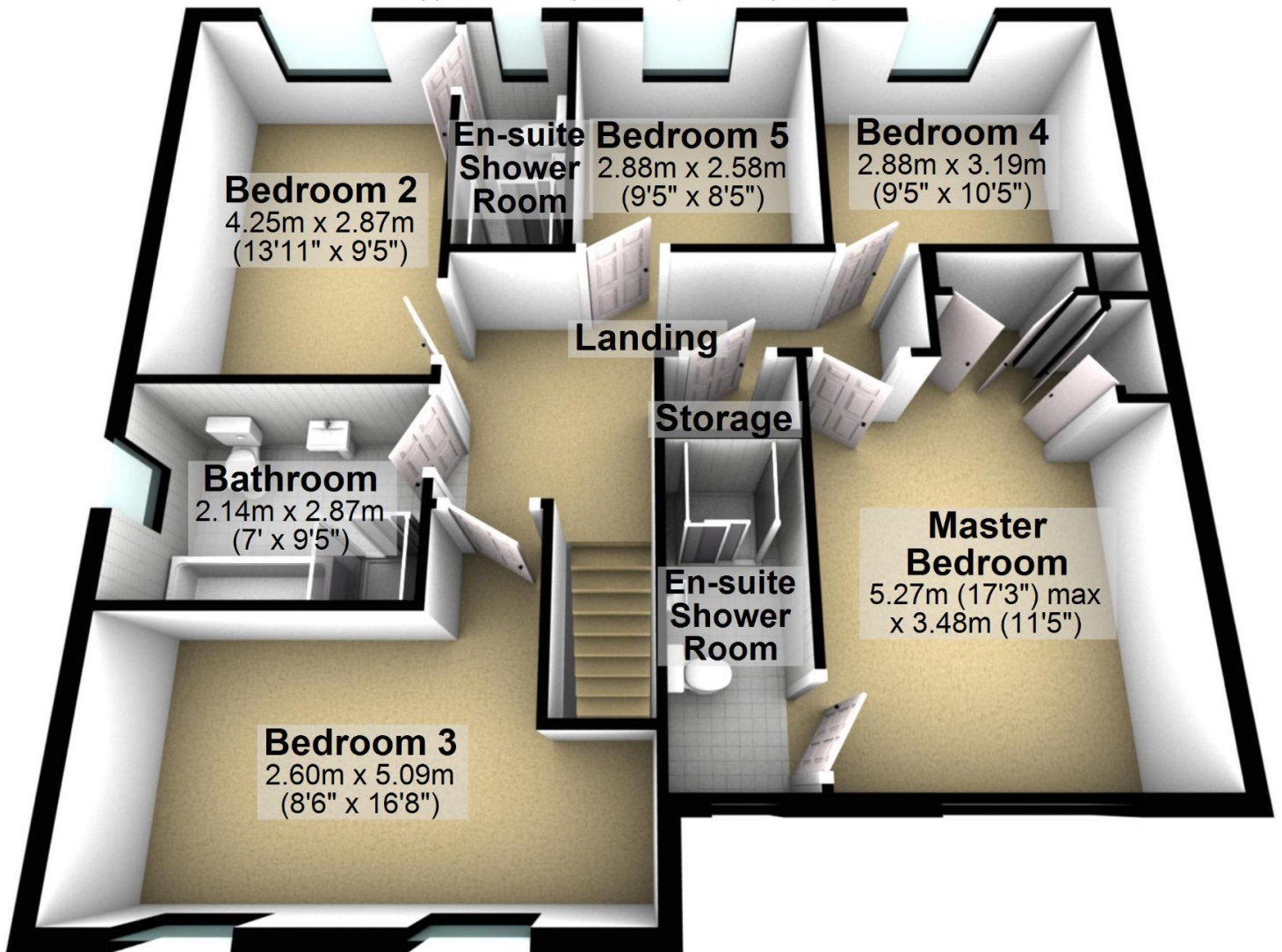
20/04/2026

Property Floor Plans

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

First Floor

Approx. 87.9 sq. metres (945.8 sq. feet)

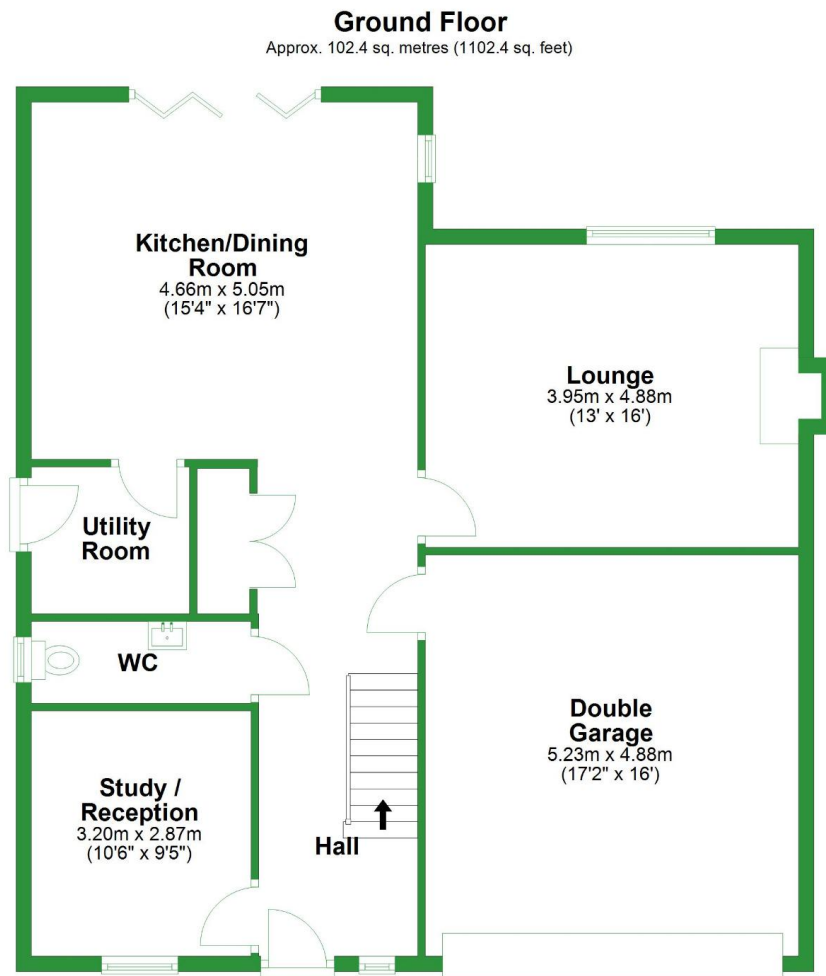


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Property Floor Plans

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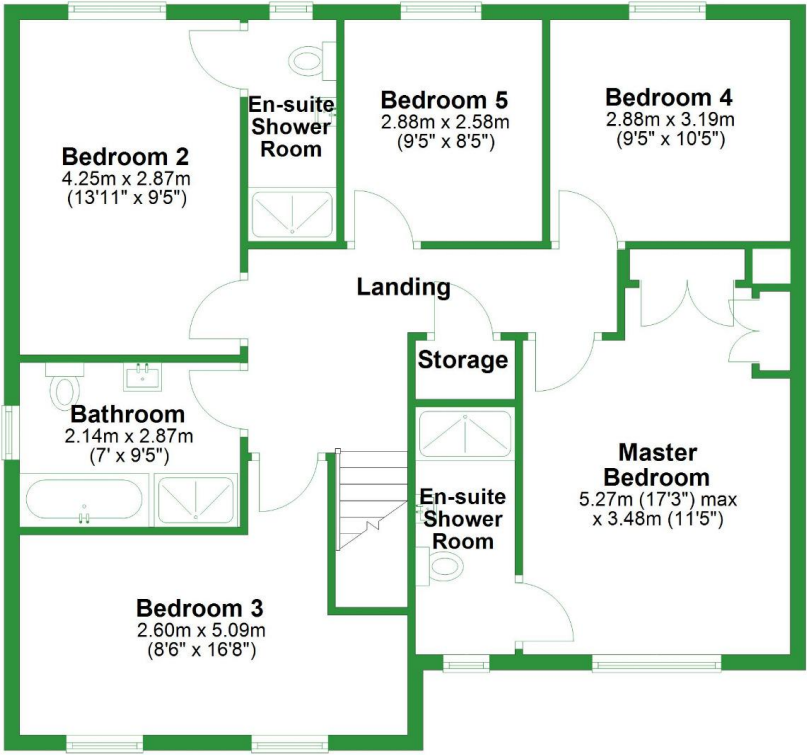
20/04/2026

Property Floor Plans

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

First Floor

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Property EPC

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

19/01/2026, 12:37

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
25 Hock Drive PRESTON PR2 5DQ	Energy rating B	Valid until: 28 November 2033
		Certificate number: 9370-3901-5390-2727-5285
Property type	Detached house	
Total floor area	168 square metres	

Rules on letting this property

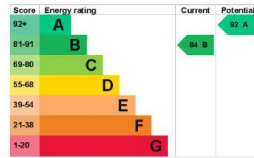
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-3901-5390-2727-5285?print=true>

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Creation Date

20/04/2026

Property Info

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Property Type

House

Property Style

Detached

Bedrooms

5

Bathroom

3

Receptions

2

Tenure Type

Freehold

Floor Area

2048

Agency Type

-

Parking

Garage

Type

Sales

Electricity

Mains Supply

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Property Info

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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20/04/2026

Property Info

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£499,950

Land Size

-

Age of Property

-

Year Built

2023

New Home

No

Creation Date

20/04/2026

Property Features

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Feature 1

Newly Built Exceptional Detached Home

Feature 2

Five Bedrooms With Two Ensuite Shower Rooms

Feature 3

Superb Plot

Feature 4

Two Reception Rooms

Feature 5

Open Plan Kitchen Dining Area With Separate Utility

Feature 6

Master Bedroom With Fitted Furniture And Ensuite

Feature 7

Second Ensuite Bedroom And Three Further Double Bedrooms

Feature 8

Integral Garage With Internal Access

Feature 9

Close To Major Transport Links

Feature 10

Within Minutes Drive To Local Schools And Amenities

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Property Description

25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

Exceptional Five Bedroom Detached Family Home in Grimsargh in Prime Location

This exceptional five-bedroom detached family home, occupied for only two years, offers luxury living at its finest. Finished to an outstanding specification throughout, the property occupies a superb plot with open green space, with the added benefit of being adjacent to a childrens park, making it ideal for modern family life.

Key Features

- Exceptional five-bedroom detached family home
- Luxury, high-spec finish throughout
- Superb plot overlooking green space and close to a childrens park
- Two reception rooms, including lounge with feature media wall
- Stunning open-plan kitchen diner with bi-fold doors to the rear
- Quartz worktops, AEG integrated appliances & double ovens
- Porcelain wood-effect flooring throughout the ground floor
- Separate utility room & downstairs WC
- Integral garage with internal access
- Master bedroom with fitted wardrobes & luxury ensuite
- Second double bedroom with fully tiled ensuite shower room
- Three further double bedrooms
- Four-piece fully tiled family bathroom
- Lawned rear garden, front garden & off-road parking
- Good school catchment area
- Convenient access to Longridge, Preston & major transport links

Agent's Perspective

The ground floor is both stylish and practical, featuring two generous reception rooms, including a beautifully appointed lounge with a striking feature media wall. The heart of the home is the impressive open-plan kitchen diner, fitted with quartz worktops and AEG integrated appliances including double ovens. Porcelain wood-effect flooring flows seamlessly throughout the kitchen and ground floor, while bi-fold doors open directly onto the rear garden, creating a perfect indoor-outdoor living space.

The kitchen is further complemented by a separate utility room, a downstairs WC, a large and highly convenient storage cupboard, and internal access to the integral garage,

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25 Hock Drive, Grimsargh, Preston, Lancashire, PR2 5DQ

ensuring excellent functionality for everyday living.

To the first floor, the spacious master bedroom benefits from fitted wardrobes and a luxurious, fully tiled ensuite shower room complete with a rainfall shower. A second double bedroom also enjoys its own fully tiled ensuite, again featuring a rainfall shower. There are three further well-proportioned double bedrooms, all served by a stylish four-piece family bathroom, fully tiled and finished to a high standard.

Externally, the property boasts a private, lawned rear garden, a front garden, and ample off-road parking, adding to the homes strong kerb appeal.

Client's Perspective

Our spacious open-plan kitchen has been the heart of our home and a fantastic family space. It really comes into its own on sunny days when the bi-fold doors are opened, extending the living area and allowing us to enjoy the outdoors.

Location

Located on the popular Elston Park development, the property combines a desirable setting with convenient access to local amenities and transport links. Grimsargh village offers a welcoming community, well-regarded schools, and scenic surroundings, with Longridge and Preston just a short drive away. Excellent transport links provide easy access to major road networks, making this an ideal location for commuters and families alike.

A truly outstanding home offering luxury, space, and an enviable setting - early viewing is highly recommended.

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