BEN ROSE



Norshaw Crescent, Broughton

Offers Over £315,000

Ben Rose Estate Agents are pleased to present to the market this stunning three-bedroom property, located on a much sought-after development in Broughton, Preston. Situated on a generous corner plot, this beautiful home offers a perfect blend of style and functionality, ideal for families seeking modern living in a prime location. Broughton provides an excellent balance of countryside charm and urban convenience, with superb local amenities including shops, restaurants, and reputable schools. The area is exceptionally well connected, with easy access to major transport links such as the M6 and M55 motorways, along with excellent bus routes into Preston and beyond.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located along with the staircase to the upper level. On the right, you will enter the spacious lounge. Spanning the full width of the home, this impressive space benefits from dual aspect windows and a stylish illuminated media wall. Across the hallway, you will find the open plan kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances including a fridge, freezer, oven and hob, along with a central breakfast bar. The dining area provides plenty of space for a family dining table, with double patio doors opening onto the garden. Just off the kitchen is a practical utility room, offering additional storage and space for freestanding appliances, with a single door leading out to the rear driveway.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private ensuite shower room and separate dressing room. The master and bedroom two also benefit from integrated storage, with additional storage available from the landing. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home features a beautifully landscaped south-facing garden, boasting a well-maintained lawn and sheltered decking area with outdoor sockets and lighting, as well as an impressive outdoor kitchen - perfect for relaxing and entertaining. To the rear of the property is a private driveway providing off-road parking for up to three vehicles. Here you will also find the single detached garage with up-and-over door access, along with a convenient EV charging point.

The home further benefits from solar panels, helping to improve energy efficiency and reduce running costs.

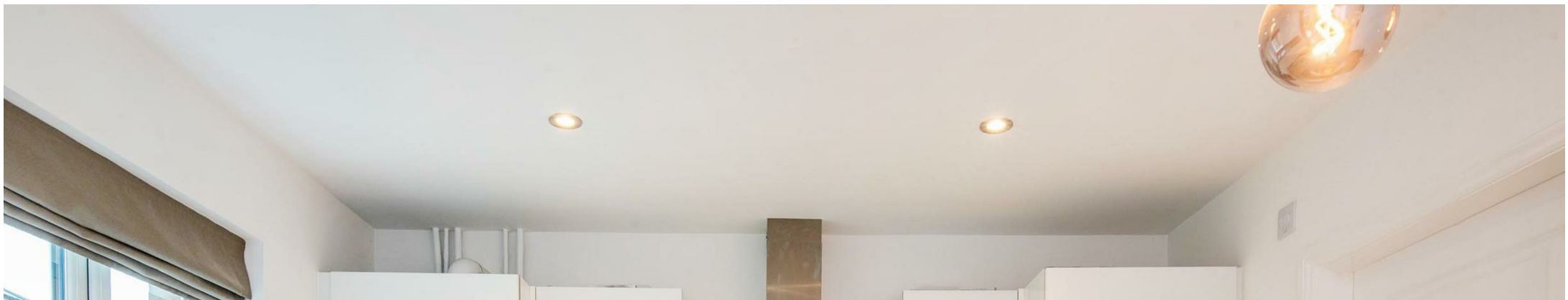
Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.










2 YEARS FREE

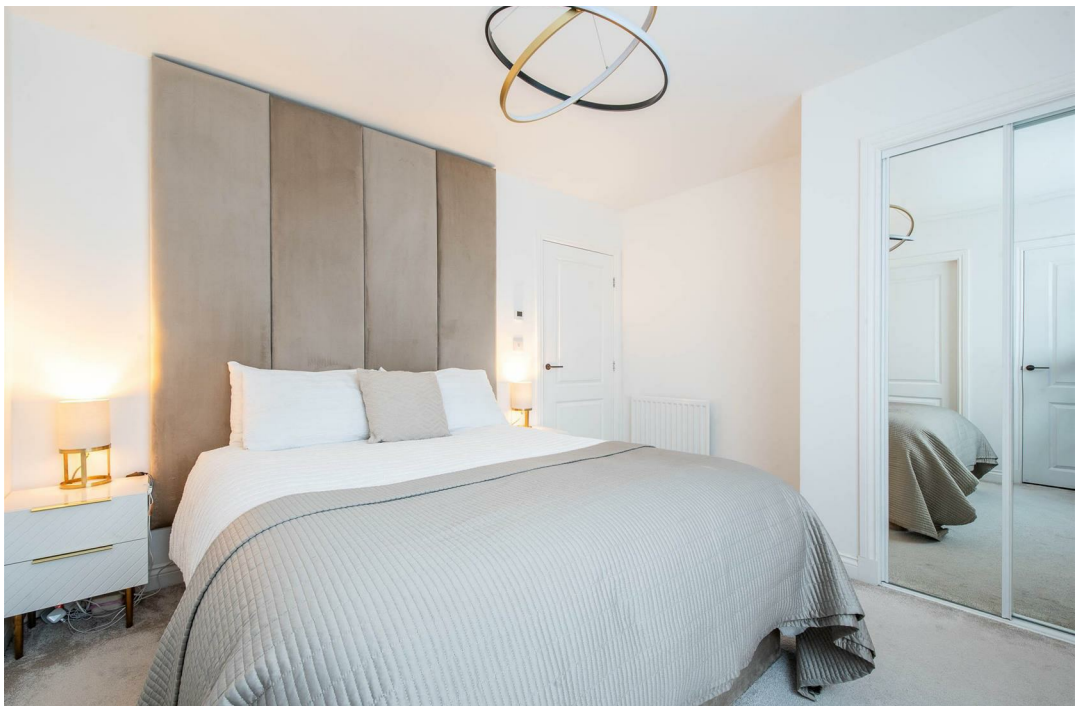





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World Map













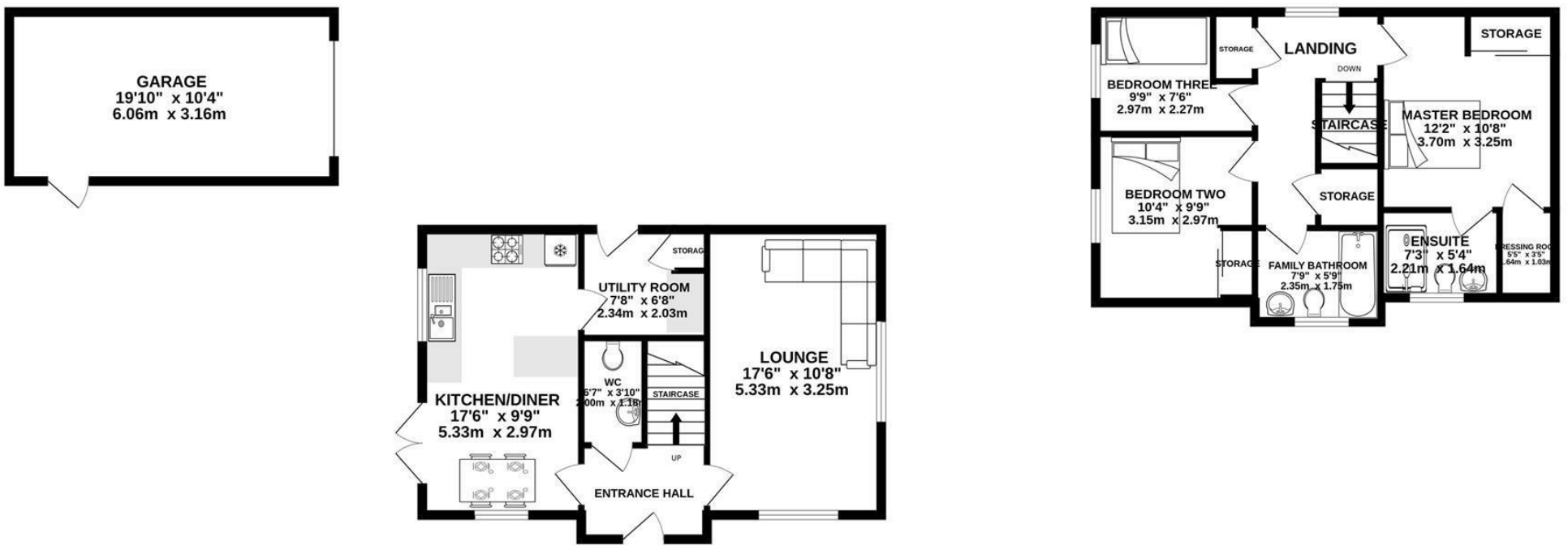



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BEN ROSE

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

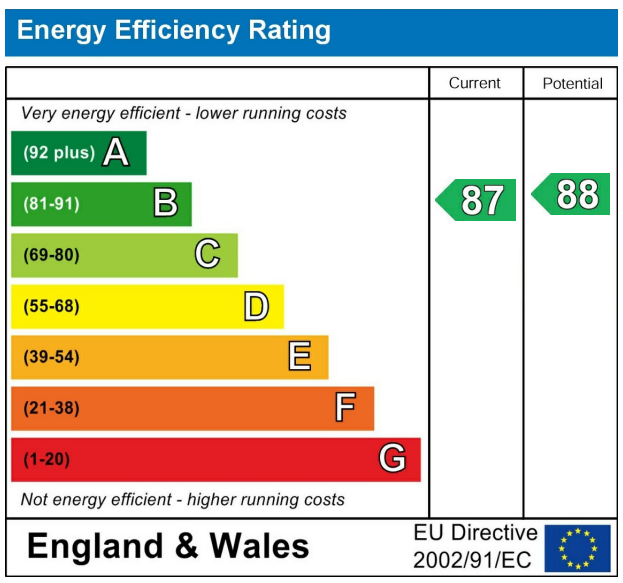
1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.

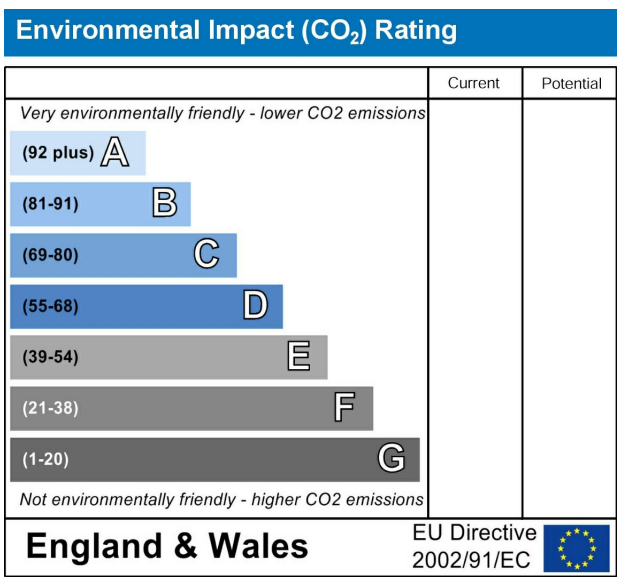


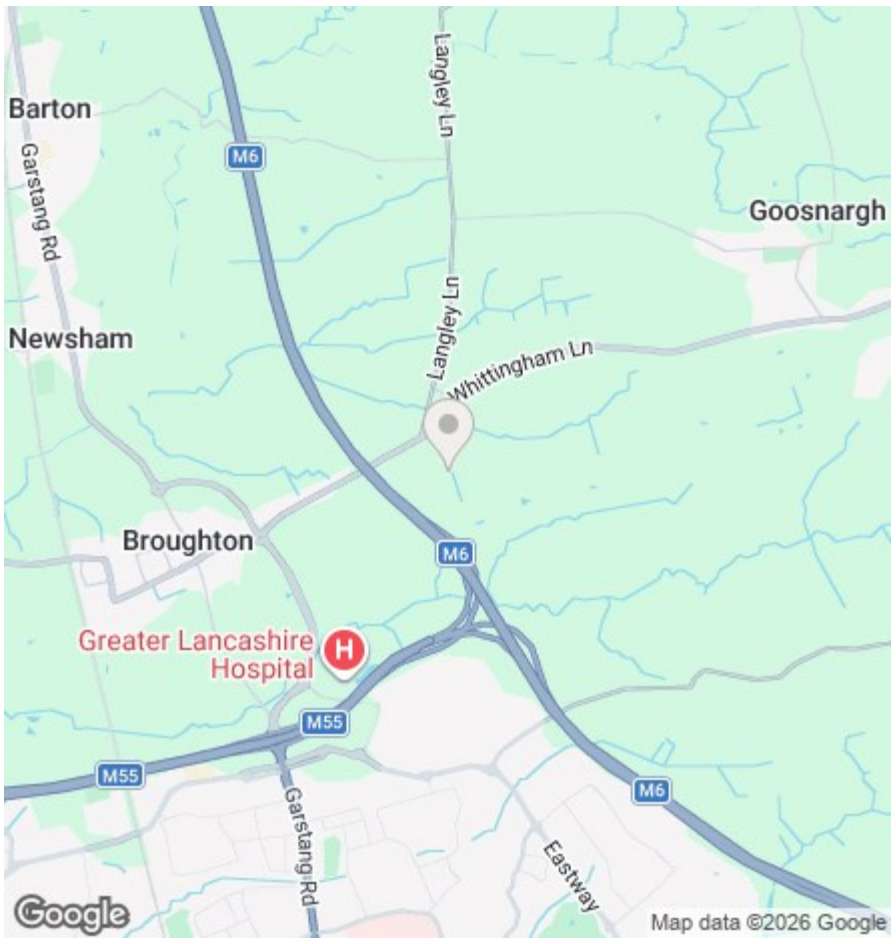
TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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