



3 Janes Meadow, Tarleton
Preston

Offers Over **£450,000**



3 Janes Meadow

Tarleton, Preston

Spacious five-bed detached home with annexe, ideal for multi-generational living. Four receptions, modern kitchen, ensuite, family bathroom, and private access annexe. Move-in ready. Freehold.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Multi-generational Home
- WFH Space With 2 Rooms, Kitchen & Bathroom
- Five Bedroom
- Four Reception
- Three Bathroom
- Self Contained Annexe With Own Access
- South Facing Garden
- Multi Car Driveway
- Buyers Information Pack Available

Entrance

Laminate floor.

Downstairs WC

Low level wc, vanity wash hand basin, laminate floor.

Front Living Room

Window to front. Gas fire, surround. Partition doors to the dining room.

Dining Room

Doors to front room, opens into rear lounge.

Lounge

Four Velux sky-lights and sliding doors to the rear.

Kitchen

Excellent range of eye and low-level units; 1.5 stainless steel sink and drainer. Integrated appliances include: dishwasher, washing machine, microwave (Neff), freezer, fridge/freezer, electric oven, induction hob and extractor fan. Dining area, laminate floor. Pitched Velux windows and French doors to rear.





First Floor Landing

Family Bathroom

Four-piece suite comprising; a panelled bath, shower cubicle, a low-level wc and a vanity wash hand basin. Window to rear.

Master Bedroom

Fitted wardrobes, window to rear.

En suite

Three-piece suite comprising; shower cubicle, low-level wc and vanity wash hand basin. Fully tiled walls. Window to rear.

Bedroom Two

Window to front.

Bedroom Three

Window to front.

Bedroom Four

Window to front.

Annexe

Integral access to separate living quarters.

Entrance

Separate front door to the side, hallway access.

Kitchen

Excellent eye and low-level units. Integrated appliances include: stainless steel sink and drainer, fridge/freezer, dishwasher, washing machine, electric oven, induction hob and extractor fan, laminate floor. Pitched Velux window.

Lounge

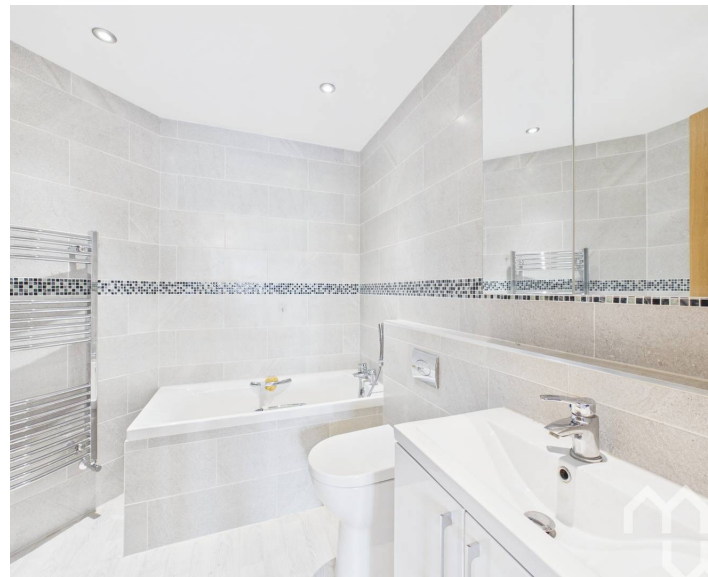
French doors to rear garden. Velux sky-lights.

Bedroom

Window to front.

Bathroom

Four-piece suite including: a panelled bath, a vanity wash hand basin, a low-level wc and a shower cubicle.



FRONT GARDEN

REAR GARDEN

Lawned garden with artificial grass, established borders and a patio area with a summer house.

DRIVEWAY

4 Parking Spaces

Multi-car driveway.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1951 ft²

181.3 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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