



Fairclough Drive, Tarleton, Preston

Offers Over £400,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, located in a peaceful and sought-after neighbourhood in Tarleton, Preston. This spacious property is ideal for families or those looking to upsize, offering both a generous interior layout and a fantastic location. Situated close to an abundance of scenic walking routes and countryside views, the home also benefits from excellent travel links, including local bus services and easy access to the A59, M6, M61, and M65 motorways, making it perfect for commuters. Local amenities, schools, and shops are also conveniently nearby, adding to the home's appeal.

As you enter the property, you're greeted by a bright and welcoming entrance hall that leads you to all ground floor rooms. To the right, through double doors, is the spacious lounge featuring a beautiful bay window that floods the room with natural light. Just off the hallway is a convenient WC and a handy storage cupboard. Moving towards the rear of the home, you'll find a stunning open-plan kitchen/dining and sitting area – the true heart of the house. The kitchen boasts elegant tiled flooring, sleek countertops, and integrated appliances including a gas hob, oven, fridge/freezer, and dishwasher. This space is perfect for family gatherings and entertaining. Double doors at the back of the dining area open out onto the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a well-sized utility room, accessible from the kitchen, with a door leading to the side of the property.

Heading upstairs, the first floor hosts four well-proportioned bedrooms. The master bedroom is a generously sized double featuring two windows, a modern en-suite, and a separate dressing room complete with an extra storage cupboard. Bedroom two also benefits from an en-suite and overlooks the rear of the property. Bedrooms three and four are both doubles, with bedroom four offering flexibility as a potential home office. A stylish three-piece family bathroom serves the remaining bedrooms, and additional storage is available from the airing cupboard located off the landing.

Externally, the property offers a double driveway with space for up to two vehicles, along with an integral garage for additional parking or storage. The front of the home is neatly presented with a low-maintenance garden area. To the rear, you'll find a well-designed garden complete with a paved patio, decking area perfect for outdoor dining, and a lush lawn ideal for children or pets. A charming garden room provides a fantastic space for entertaining or relaxing all year-round.

This wonderful home combines spacious family living with modern comforts and is ideally situated for both convenience and tranquility.















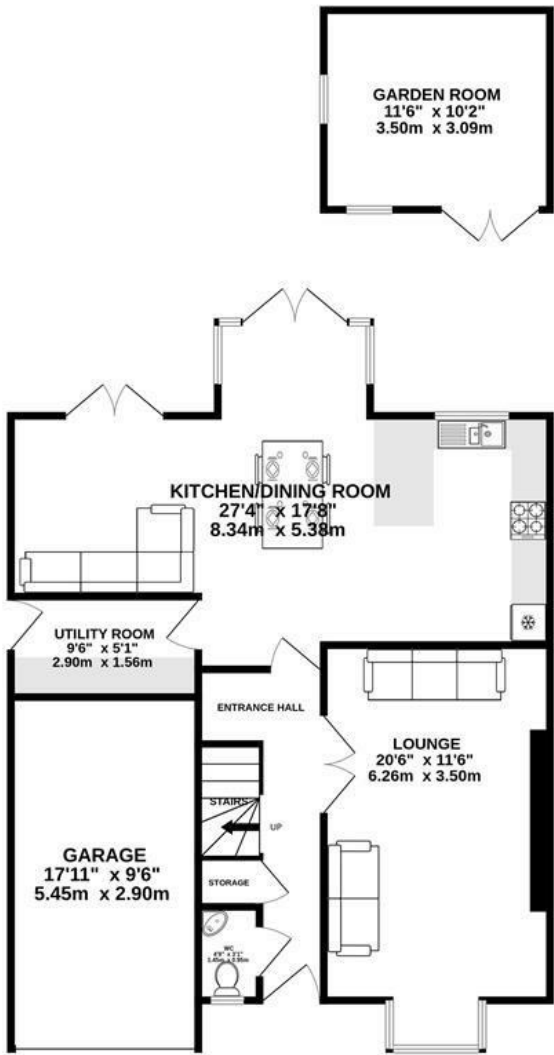




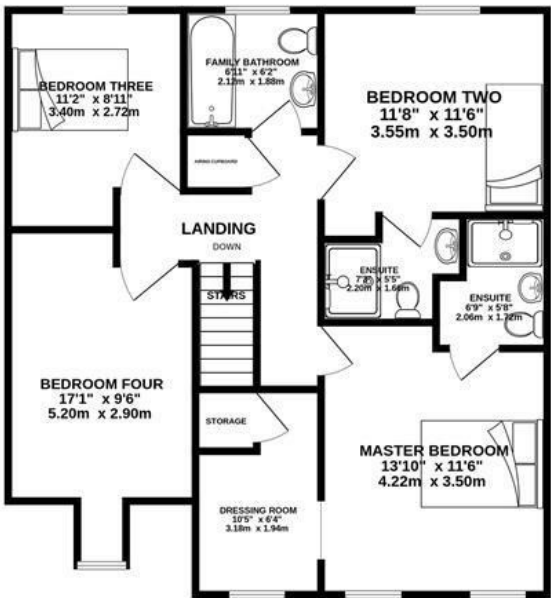


BEN ROSE

GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1770 sq.ft. (164.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

