



Rosebay Gardens, Higher Walton, Preston

Offers Over £449,950

Ben Rose Estate Agents are pleased to present to market this beautiful, five-bedroom detached property situated on a sizeable corner plot in Higher Walton. This stunning home is ideal for families in the area, offering generous indoor and outdoor space and even has private access to the park located behind the home. The current vendors have also acquired the additional land in the garden to further expand the outdoor space. It is located with easy access to Preston city centre as well as convenient amenities found right on the doorstep. There are also excellent travel links via the nearby M6 and M61 motorways.

As you step inside, you are greeted by a welcoming reception hall with a staircase leading to the first floor. To the right, the spacious lounge beckons, featuring a bay-fronted window and patio doors leading to the garden, flooding the space with natural light. The modern open-plan kitchen/diner/snug is a highlight, bathed in sunlight streaming through the bi-folding doors that frame the garden and rear views perfectly. Integrated appliances adorn the kitchen, complementing the dining area and snug seamlessly. Adjacent, a convenient utility room leads to a rear porch, which in turn opens into the spacious gym - originally the garage - offering versatile usage options. A WC completes this floor's layout.

Ascending the stairs to the first floor, you'll find a gallery landing leading to five bedrooms. The master and bedroom two boast private en-suites, offering comfort and convenience. The rear bedrooms capitalize on the scenic rear views, adding tranquility to the living experience. A four-piece family bathroom with a separate bath and shower caters to the needs of the household.

Outside, the property continues to impress. The front boasts a good-sized driveway with space for multiple cars, ensuring parking is never a concern. To the rear, the sizeable corner plot garden awaits, featuring ample lawn space and a large patio area - perfect for outdoor entertaining or relaxing. Additionally, an annexe building hosts an outdoor office, garden storage, and another modern utility room, catering to various needs effortlessly. Additional garden space slopes upwards on the banking, presenting the potential for further outbuildings or for the annexe to be expanded, expanding the property's utility and charm.

In summary, this property offers a blend of spacious living, modern comforts, and versatile outdoor spaces, making it an ideal family home in a desirable location.















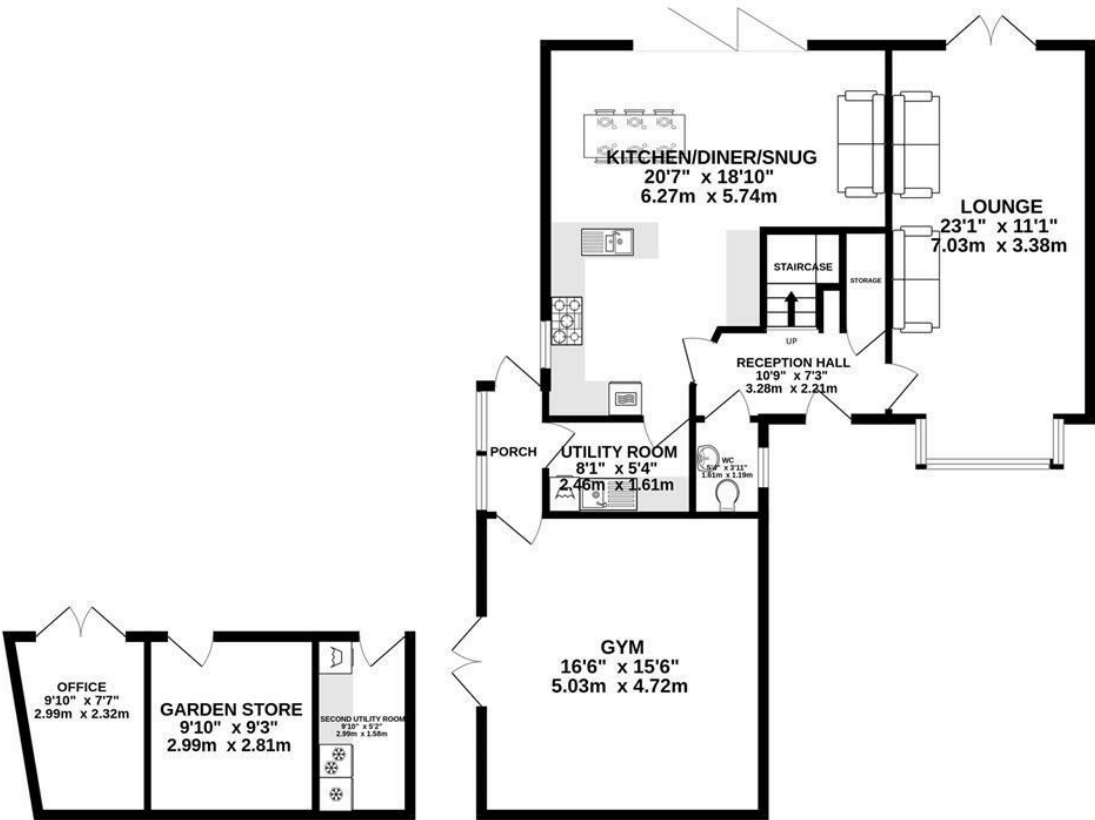




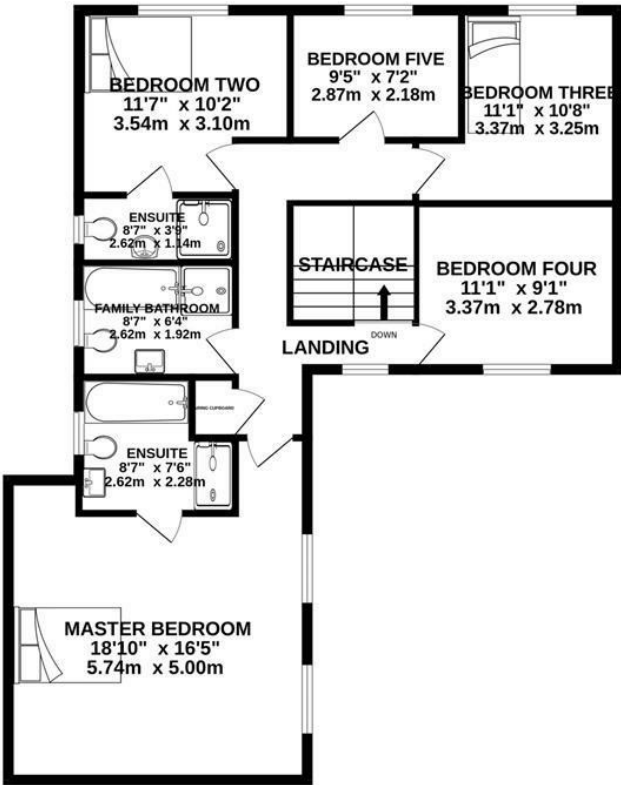


BEN ROSE

GROUND FLOOR
1187 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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.
Made with Metropix ©2024



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	89
(81-91) B		
(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 

