BEN ROSE



Hesketh Grove, Tarleton, Preston

Offers Over £439,950

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached family home, occupying a desirable position in Tarleton and offering spacious, contemporary accommodation arranged over two floors. Beautifully presented throughout, the property provides an excellent balance of generous living space, modern conveniences and practical family features, making it an ideal long-term home for those looking for both comfort and style. Tarleton is a popular West Lancashire village, offering a good selection of everyday amenities including shops, schools, medical facilities, leisure facilities and local services, whilst also providing a pleasant semi-rural setting with plenty of surrounding countryside. The village benefits from excellent road connections via the A59 and A565, providing convenient access towards Preston, Southport, Ormskirk and Burscough, with the M6 also accessible for wider regional travel. There are regular bus services connecting Tarleton with surrounding areas, whilst nearby railway stations including Burscough and Rufford provide further options for commuters. Families will also appreciate the wealth of outdoor and recreational opportunities nearby, with local sports facilities, countryside walks and attractions such as Martin Mere Wetland Centre all within easy reach.

Stepping inside, the welcoming entrance hall immediately sets the tone for the remainder of this modern home, providing a light and airy introduction with access to the lounge, kitchen and staircase leading to the first floor. Positioned towards the front of the property, the lounge offers a comfortable and relaxing reception space, with a wall-mounted electric fire providing an attractive focal point. To the rear is the impressive open-plan kitchen, undoubtedly the heart of the home and a fantastic space for family life and entertaining. The kitchen is fitted with a central island incorporating a breakfast bar, integrated appliances and ample room for a large family dining table, while the expansive tri-fold doors allow the room to open seamlessly onto the rear garden and flood the space with natural light. The ground floor also benefits from underfloor heating throughout, adding an extra level of comfort during the colder months. Completing this floor is a useful utility room, a convenient WC and access to the integral garage.

Heading upstairs, the first-floor landing provides access to four generously proportioned double bedrooms, offering excellent flexibility for a growing family, guests or those requiring dedicated home-working space. The master bedroom is particularly impressive, providing a spacious and comfortable retreat complemented by its own modern shower en suite. Completing the accommodation is the large four-piece family bathroom, finished to the same modern standard seen throughout the home and providing a stylish and practical space for the whole household.

Externally to the front, the property benefits from a large driveway providing ample off-road parking for multiple vehicles and leads directly to the integral garage. To the rear is a well-maintained and private garden, predominantly laid to lawn with a paved seating area providing the ideal setting for outdoor furniture, summer dining and entertaining. The enclosed garden offers a particularly practical space for families, with plenty of room for children and pets to enjoy, while hot and cold water taps, together with an external electricity supply, provide useful additional convenience. Combining impressive proportions, stylish contemporary accommodation, excellent family living space and a highly convenient village setting, this is a superb detached home that is ideally suited to modern family life and deserves to be viewed to be fully appreciated.



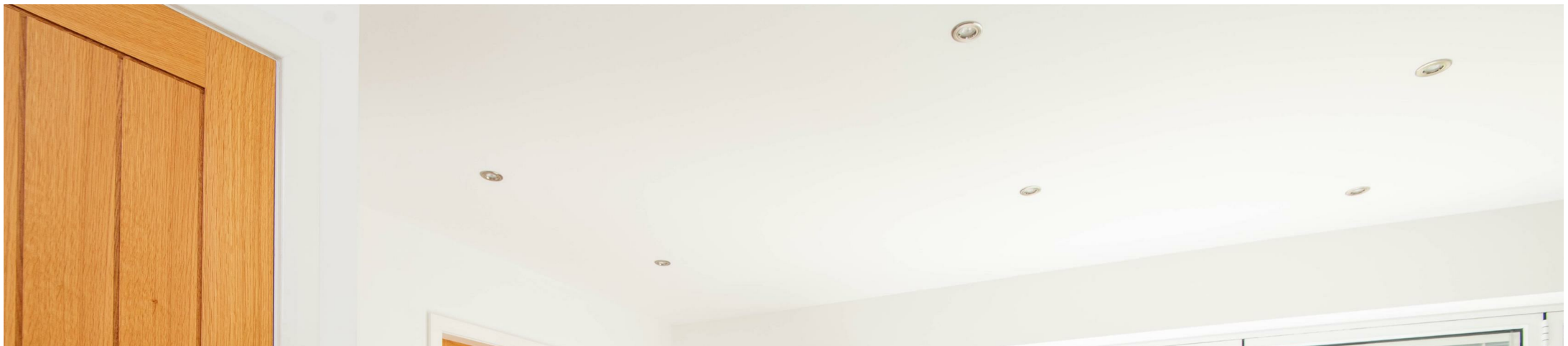








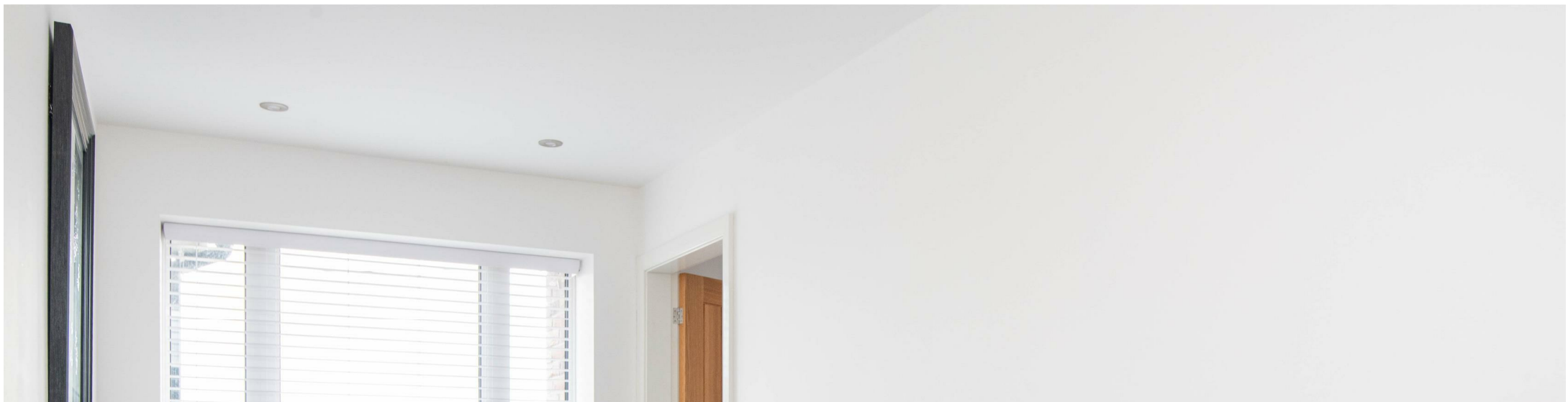


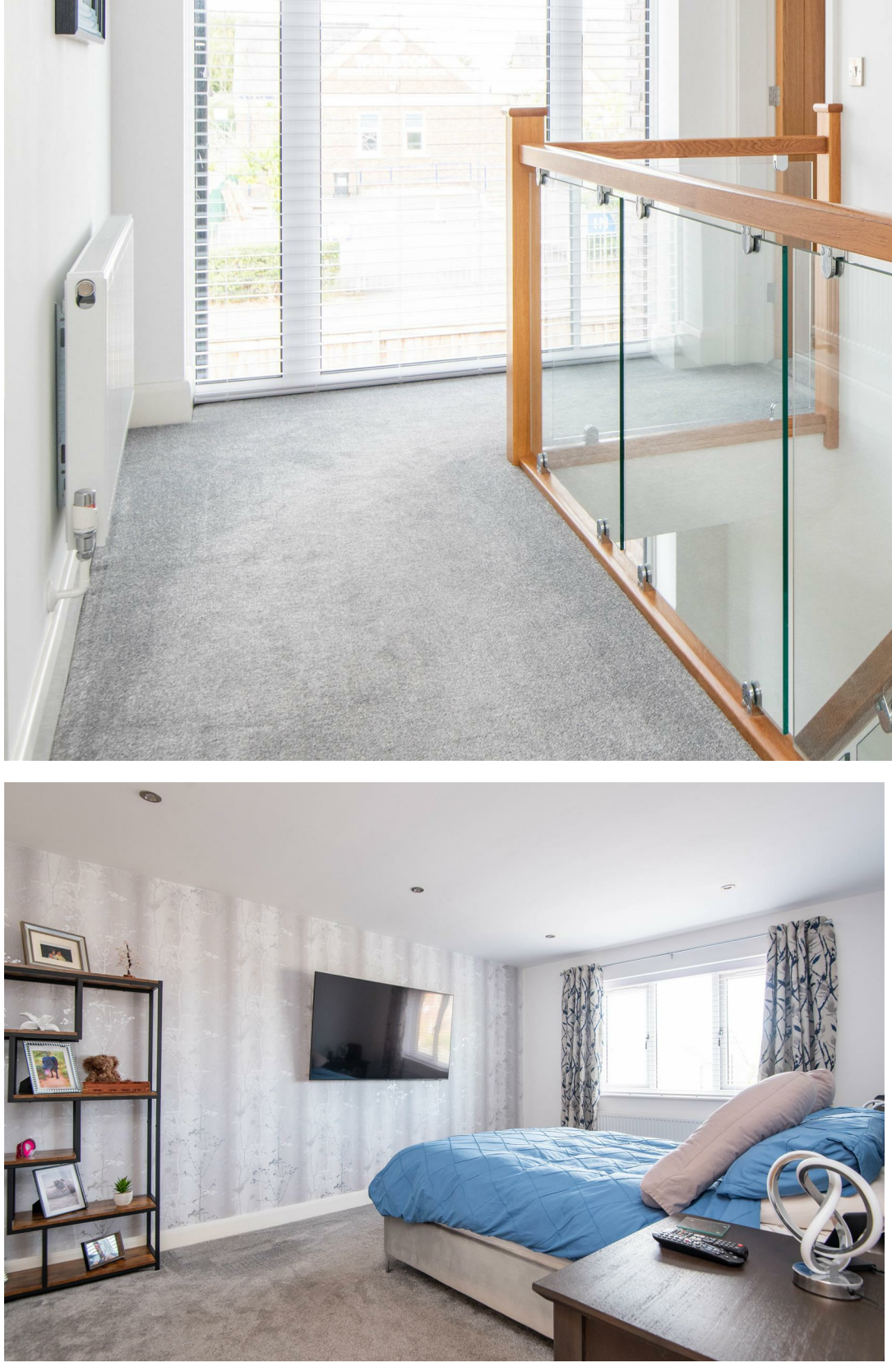




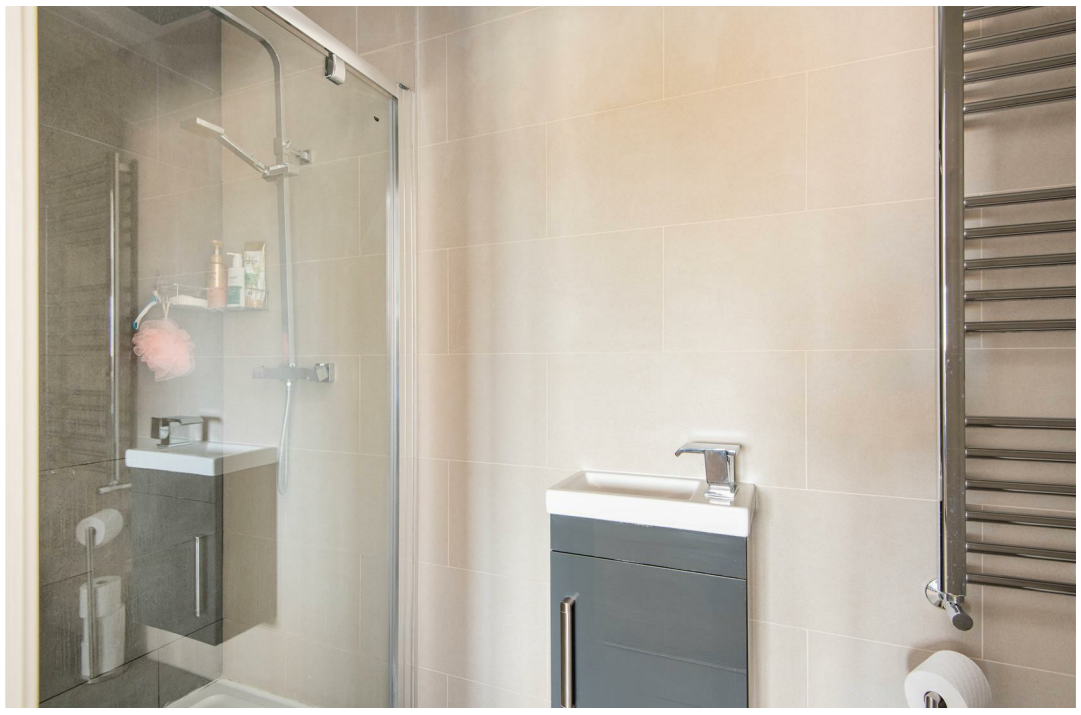

Hotpoint



















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LISTERINE
COOL MINT







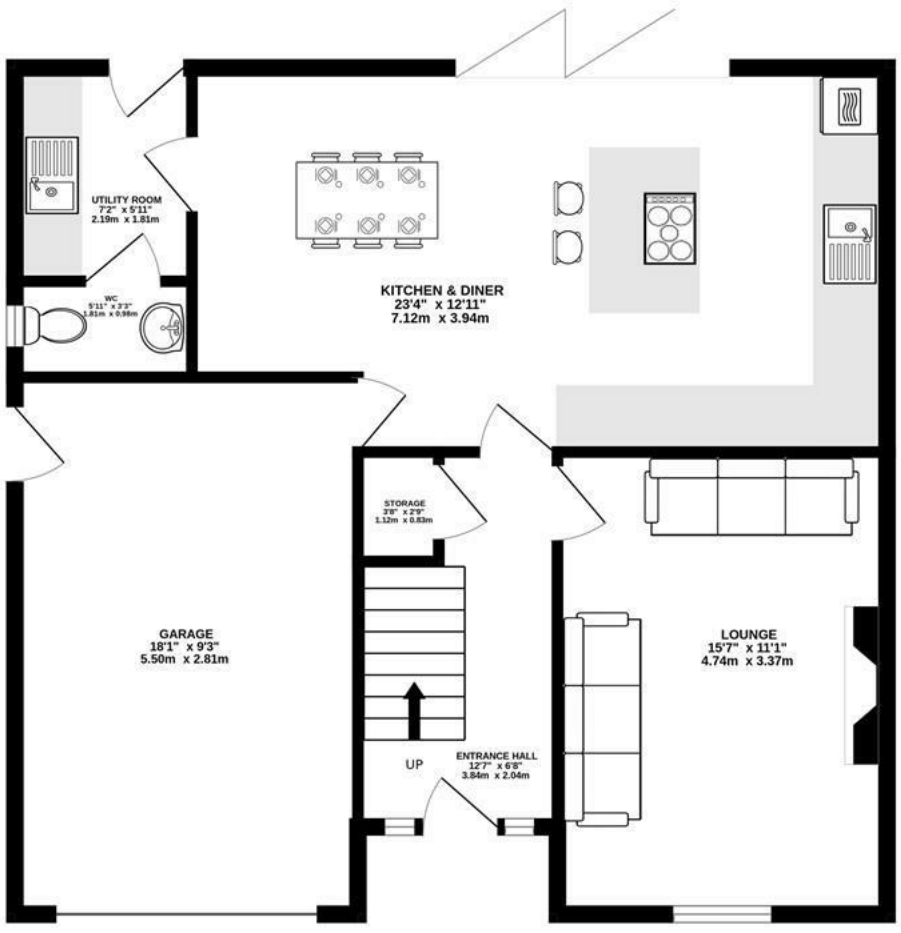




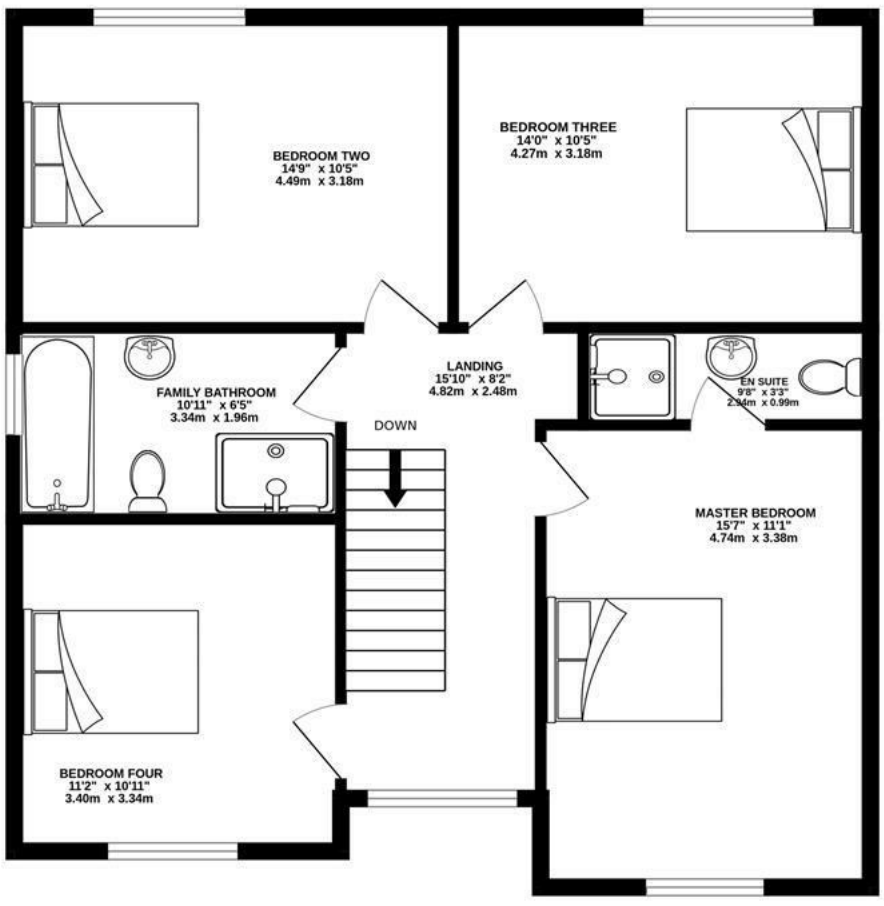
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GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



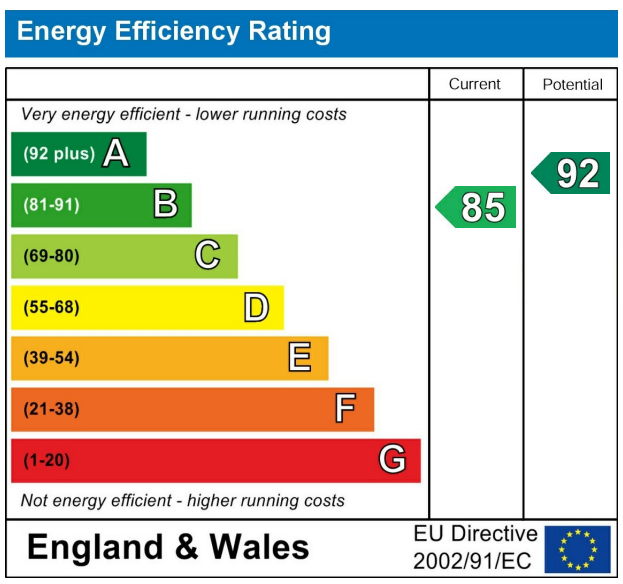
1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.

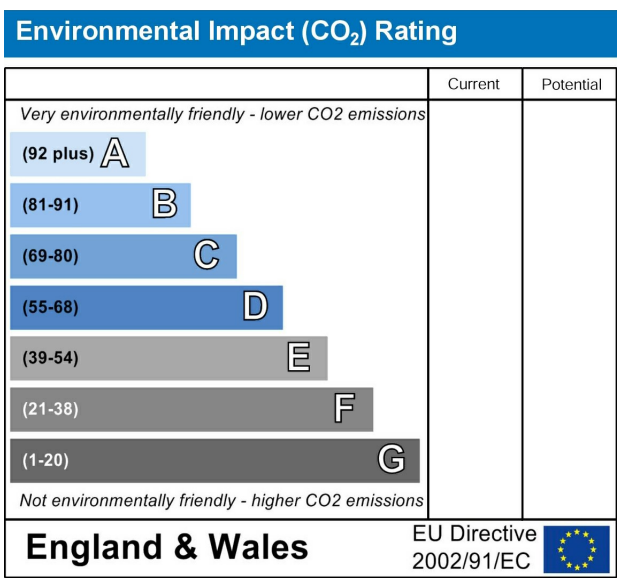


TOTAL FLOOR AREA : 1615 sq.ft. (150.1 sq.m.) approx.

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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