BEN ROSE



## Ancona Drive, Bamber Bridge, Preston — Offers Over £305,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached home, perfectly positioned on a charming cul-de-sac in the highly sought-after area of Bamber Bridge. Ideal for families, the property offers comfortable and versatile living space with tasteful neutral décor throughout. Just a short drive from the city of Preston, the home is surrounded by excellent local schools, shops, and amenities, making it an ideal choice for family living. Additionally, it benefits from fantastic transport connections, with a nearby train station and convenient access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located, along with the staircase leading to the first floor. To the left, you will find the spacious lounge, featuring statement panelled walls and double doors leading through to the bright kitchen/diner at the rear. The open-plan kitchen/diner spans the full width of the home and features a contemporary fitted kitchen with integrated appliances, including a fridge freezer, oven, hob, and dishwasher. The dining area provides ample space for a large family dining table, with double patio doors opening onto the rear 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 side of the property.

Moving upstairs, you will find four well-proportioned bedrooms, with bedroom two benefiting from integrated storage and the master bedroom boasting a private ensuite shower room. A modern three-piece family bathroom completes this level.

Externally, the property features a private driveway to the front providing off-road parking, along with access to the attached garage. The single garage is accessed via an up-and-over door to the front, with additional internal access from the entrance hallway, and is fitted with power and lighting.

To the rear is a generously sized and beautifully maintained garden, featuring a spacious patio and low-maintenance artificial lawn, providing the perfect space for relaxing and entertaining.

Early viewing is highly recommended. to avoid dissapointment.

































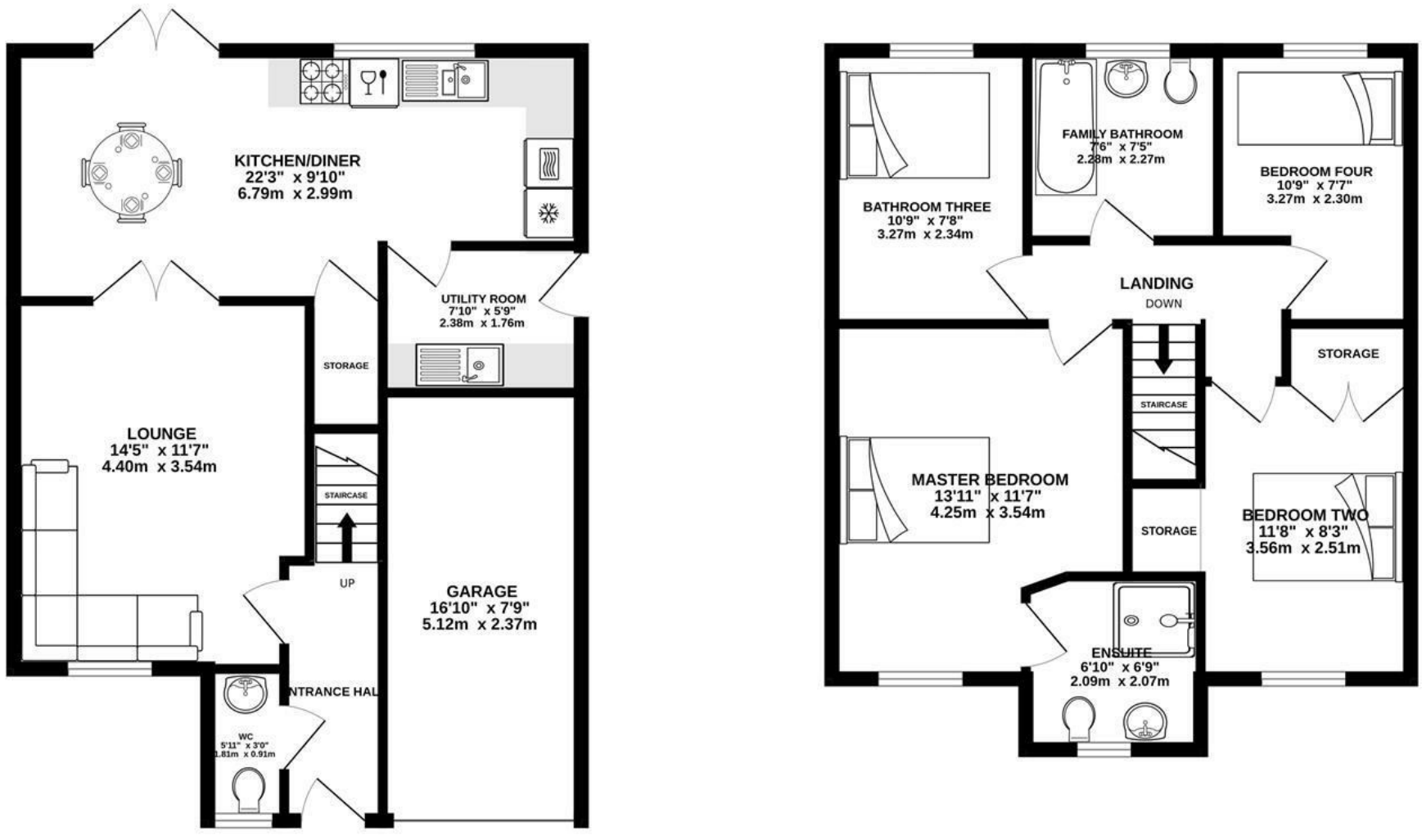




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GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

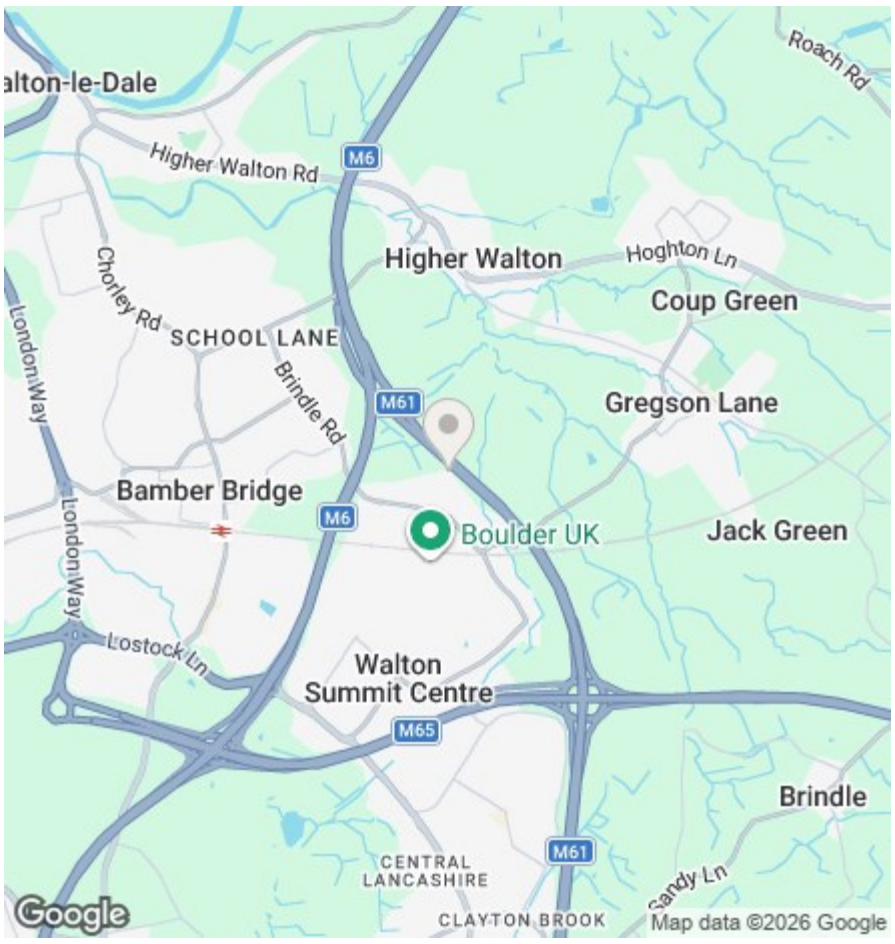
1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.

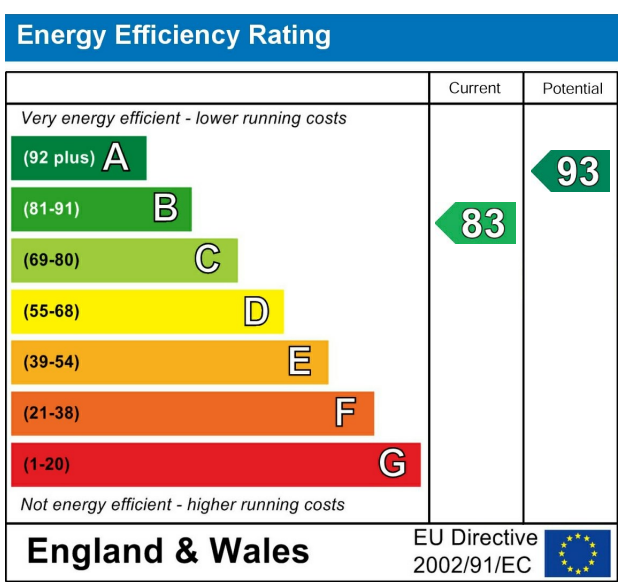


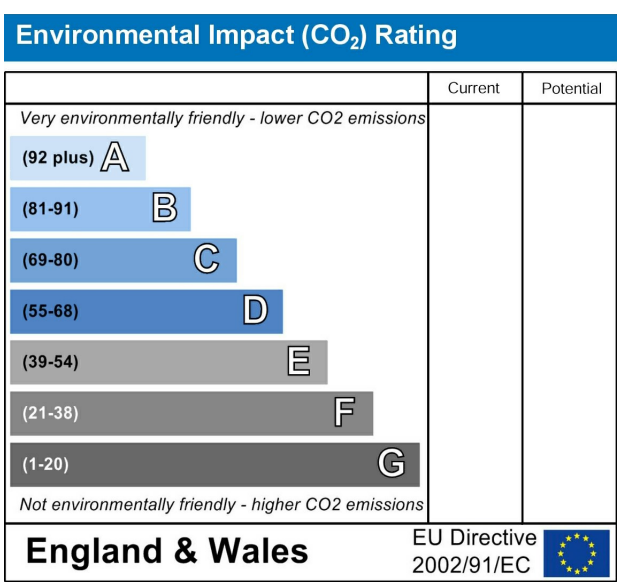

TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.

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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