



Bournesfield, Hoghton, Preston

Offers Over: £350,000

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Bridgfords Estate Agents are pleased to present this attractive three/four-bedroom detached family home, situated in the highly sought-after village location of Hoghton, Preston.

Offering spacious and versatile accommodation across three floors, this impressive home is perfectly suited to a wide range of buyers, including growing families, professionals working from home, and those seeking flexible living space.

The accommodation briefly comprises an entrance porch and welcoming hallway, a spacious front lounge featuring a bespoke built-in library with shelving, a fitted dining kitchen, and a bright dining room enhanced by skylights and bi-fold doors opening onto the rear garden. The ground floor also benefits from a utility room, a versatile home office or fourth bedroom, and a modern shower room with underfloor heating.

To the first floor, there are two generous double bedrooms, one of which benefits from a walk-in dressing room, together with a well-appointed family bathroom.

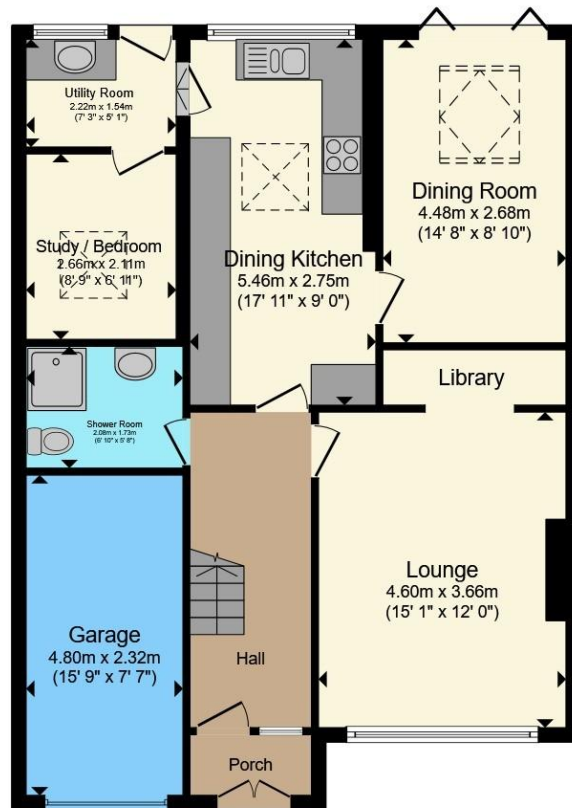
The second floor offers a further versatile room, previously used as an art studio, which could equally serve as an additional bedroom. This wonderful space is flooded with natural light from four double-glazed skylights.



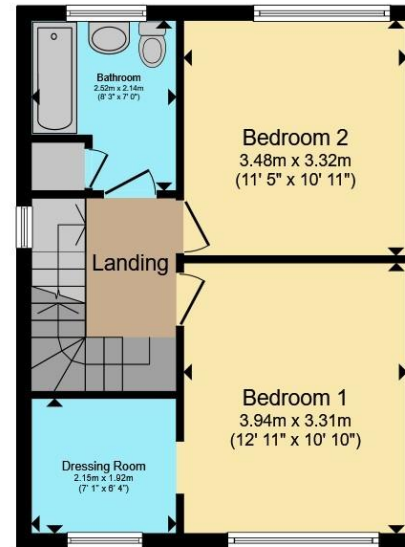
Externally, the property enjoys driveway parking and a front garden. Gated side access leads to the fantastic south-facing rear garden, which has been beautifully maintained and features a decked seating area, a summer house, and a variety of mature plants and trees, including apple and pear trees.

Early viewing is highly recommended to fully appreciate the spacious accommodation, flexible layout, and enviable village location that this superb detached home has to offer.

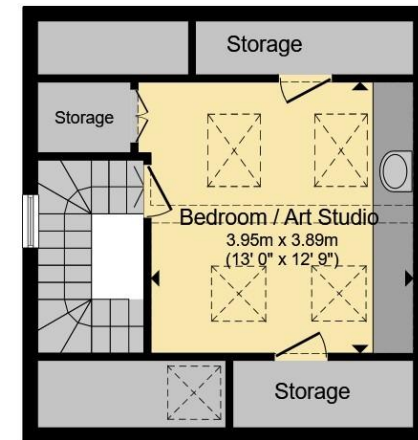
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Second Floor

Total floor area 160.8 m² (1,731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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