

54 School Field

Bamber Bridge, Preston, PR5 8BH

Offering space, versatility and so much more than first meets the eye, this impressive extended four-bedroom detached family home is a fantastic opportunity in the sought-after area of Bamber Bridge. Originally built as a three-bedroom property, the home has been extended to create generous and flexible accommodation, ideal for modern family living. Features include a spacious open-plan kitchen/dining room, two reception rooms and a separate annex building, offering excellent potential for a home office, gym or additional living space. Outside, the generous rear garden provides the perfect setting for family time and entertaining.

Offers Over £275,000

EPC Rating 'C'





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Property Description

HALLWAY
Accessed via the main front door, the hallway provides a welcoming introduction to the home. It features neutral decor and provides access to the ground floor reception rooms, the open plan kitchen dining area, and the staircase leading to the first floor.

OPEN PLAN KITCHEN DINING ROOM
10' 6" x 8' 4" (3.2m x 2.54m) Kitchen Area

This impressive space is designed for modern living, combining a stylish kitchen with a comfortable dining area. The kitchen is fitted with contemporary wall and base units and contrasting work surfaces. Space for fridge freezer and dishwasher. A large window overlooks the rear garden, bathing the area in natural light, while durable flooring extends throughout.









DINING AREA

13' 1" x 12' 2" (3.99m x 3.71m) The dining area provides ample space for a family-sized dining table and chairs, creating the perfect setting for everyday family meals and entertaining guests. Its open-plan layout offers a natural connection to the adjoining living space, making it a sociable and practical addition to the home.

LOUNGE

15' 2" x 13' 7" (4.62m x 4.14m) Located at the rear of the property, this inviting living room offers a comfortable space for relaxation. Featuring neutral decor, ample natural light from the French doors that open directly onto the rear garden, and stylish wooden flooring, it is perfect for family gatherings.

RECEPTION ROOM TWO

14' 10" x 7' 5" (4.52m x 2.26m) Situated at the front of the property, this additional reception room provides exceptional flexibility. It could serve as a formal dining room, a quiet study, a children's playroom, or even a fifth ground floor bedroom, benefiting from a large window overlooking the front aspect.

UTILITY ROOM

6' 7" x 6' 1" (2.01m x 1.85m) Conveniently positioned, the utility room offers practical space for laundry and additional storage. Plumbing for appliances, with a door providing access to the rear garden, making it ideal for muddy boots or pets.

DOWNSTAIRS W.C

6' 7" x 3' 3" (2.01m x 0.99m) A practical addition to the ground floor, this cloakroom comprises a modern low level WC and a wash hand basin, finished with clean, tiled surrounds and a window for natural light and ventilation.

LANDING

The staircase ascends to a bright landing, providing access to all four bedrooms and the family bathroom. The landing maintains the home's cohesive decor, ensuring a seamless flow throughout the upper level.

MASTER BEDROOM

15' 6" x 12' 3" (4.72m x 3.73m) A generously sized double bedroom, this room boasts a large window offering pleasant views and plenty of natural light. It features neutral wall decor with a comfortable flooring, and ample space for freestanding furniture.









BEDROOM TWO

15' 5" x 8' 10" (4.7m x 2.69m) Another well proportioned double bedroom featuring light decor and wooden style flooring. A large window provides good natural light, making it a bright and comfortable space.

BEDROOM THREE

12' 4" x 10' 4" (3.76m x 3.15m) This spacious comfortable bedroom offers flexible use, It benefits from a window to the front elevation, ensuring a bright interior. A key feature of this room is its private access to the ensuite shower room.

ENSUITE

5' 6" x 4' 4" (1.68m x 1.32m) Conveniently adjoining Bedroom Three, the modern ensuite comprises a walk in shower enclosure, a low level WC, and a contemporary vanity wash hand basin. It is finished with stylish tiling and a frosted window for privacy.

BEDROOM FOUR

10' 3" x 8' 8" (3.12m x 2.64m) This double bedroom features a distinct light blue feature wall, adding a touch of character. It includes wooden style flooring and a large window.

FAMILY BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m) The main family bathroom is tastefully appointed with a three piece suite, including a panelled bath with a shower over, a pedestal wash hand basin, and a low level WC. Tiled walls and a frosted window complete this functional space.

EXTERNALLY

The private rear garden offers a combination of paved patio areas, ideal for outdoor dining and entertaining, alongside a lawned section. It provides a secure and pleasant outdoor environment for families.

ANNEXE

22' 8" x 13' 7" (6.91m x 4.14m) A significant and highly versatile detached outbuilding situated within the rear garden. This spacious structure features multiple windows, French doors, and a generous open plan interior, offering immense potential as a home office, gym, studio, or additional recreational space.









LOCATION

Situated in the popular area of Bamber Bridge, this impressive extended four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Originally built as a three-bedroom property, it has been thoughtfully extended to include a superb open-plan kitchen/dining room, separate dining area and two reception rooms. A real highlight is the separate annex, offering excellent potential as a home office, gym or additional living space. Outside, the generous rear garden provides plenty of room for relaxing and entertaining. Ideally located close to local amenities, schools, parks and excellent transport links, making this a fantastic family home in a sought-after residential area.

MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.

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