

## *The Accommodation*

- ENTRANCE PORCH & SPACIOUS ENTRANCE HALLWAY
- LOUNGE WITH DOORS LEADING OUT TO THE REAR GARDEN
- 3/4 BEDROOMS
- DINING ROOM/BEDROOM 4
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED OVEN, HOB AND DISHWASHER
- REAR SUN ROOM
- DOWNSTAIRS BATH/SHOWER ROOM & WC
- FIRST FLOOR CLOAKROOM
- GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- EXTENDED DRIVEWAY WITH OFF-ROAD PARKING FOR 3/4 VEHICLES
- GARAGE WITH ELECTRONIC DOOR
- HOBBIES ROOM
- FRONT & REAR GARDENS

DBN4900



## *Brief Description*

Situated in a cul-de-sac location in a popular residential area in Preston. There is a parade of local shops in Preston Down Road, which includes a convenience store and sub-post office. The main suburb of Preston is within easy reach, with all its amenities including Tesco, Sainsburys, doctors' surgery, hardware store and sub-post office. There is also a local bus route which runs on Sandringham Drive.

This detached dormer bungalow offers good sized accommodation and comprises, entrance porch leading to a spacious entrance hallway, lounge with patio doors out to the rear garden and having a courtesy door to the garage and hobbies room. There is a fitted kitchen/breakfast room with integrated double oven, hob and dishwasher, and a rear sun room. There are 2 double bedrooms on the ground floor, one of which could be utilised as a dining room and a downstairs bath/shower room & w.c. On the first floor, there are two further rooms, one utilised as a bedroom and the other as a study at the moment.

There is also a small cloakroom. The property benefits from gas central heating and PVCu double glazing. There are gardens to the front and rear, with the rear being extremely mature and enclosed with a raised decked area and laid to lawn. There is an extended driveway at the front leading to the garage with electronic door, and a hobbies room at the rear.



*DETACHED 3/4 BEDROOM  
DORMER BUNGALOW IN  
QUIET CUL-DE-SAC IN  
POPULAR RESIDENTIAL  
AREA OF PRESTON*





Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
41	71

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GROUND FLOOR

1ST FLOOR

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REAR OF PROPERTY

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