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Claytongate Drive
Penwortham

- **Beautifully Presented 4 Bedroom Home**
- **Offered with No Chain**
- **2 Reception Rooms**
- **Modern Fitted Family Dining Kitchen**

For Sale £420,000
EPC Rating 'C'



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Property Description

Set in an enviable plot, is this 4 bedroom family home which is available with no chain.

Upon entering, you'll be captivated by the spaciousness and elegance of this residence. Step inside to the entrance hall with the stunning open plan kitchen to the back and study and living rooms the left, and the staircase accessing the upper level.

The kitchen is a dream for culinary enthusiasts, boasting a modern design and premium features. With a raised breakfast bar, exquisite worktops, and state-of-the-art appliances, including a fully integrated fridge/freezer, electric oven, and four-ring gas hob, this space is sure to inspire your gastronomic creations.

Designed for family living and entertainment, the family dining room, adjacent to the kitchen, opens up to a patio area through patio doors, providing a delightful space for al fresco dining with loved ones.

There is a study provides a peaceful space



overlooking the driveway.

The living room designed for both comfort and entertainment. Features patio doors, allowing abundant natural light to flood the space. The fireplace serves as a stunning centrepiece, and the carpet flooring adds warmth and character. With ample space for seating and a cosy atmosphere, this room is perfect for relaxing evenings or hosting guests.

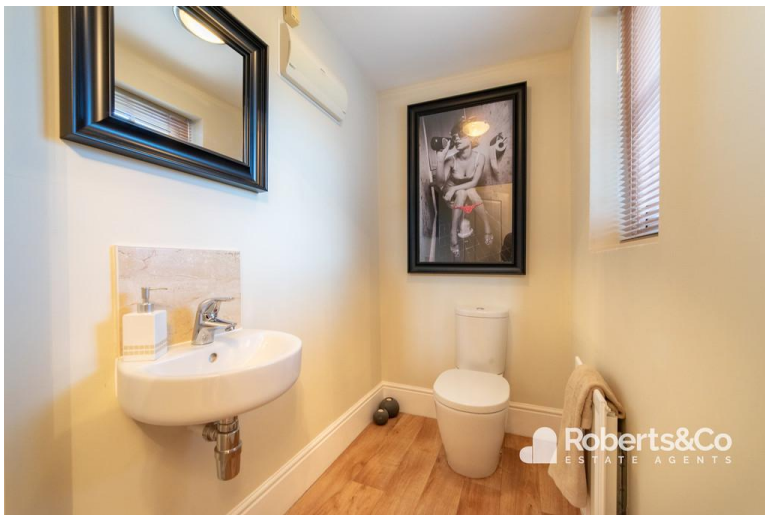
A convenient utility room, with a back door to the side, helps minimize muddy footprints, and a handy downstairs WC adds to the practicality.



As you move upstairs to the bedrooms, a haven of tranquillity and rest awaits. The primary bedroom at the front boasts an ensuite, and fitted wardrobes offer ample storage, enhancing the room's refined aesthetics. Bedroom 2, also at the front, features fitted wardrobes, while bedrooms 3 and 4 are generously sized.

The family bathroom is adorned with modern fixtures and fittings, providing a touch of sophistication and comfort. The charm and elegance of the home emanate from every corner.

Outside, the property's beauty shines through. The south-facing garden features a good-sized lawn and patio areas, creating a serene escape for relaxation and contemplation.



The spacious driveway can comfortably accommodate several cars, and the double garage offers even more convenience for parking or storage needs.

Located in the highly sought-after Penwortham, this property ensures utmost privacy while still being close to all amenities. With easy access to Preston city centre and nearby countryside retreats, it offers the best of both worlds.

LOCAL INFORMATION

PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.



HALLWAY



OFFICE
7' 7" x 9' 6" (2.31m x 2.9m)
LIVING ROOM
15' 4" x 14' 5" (4.67m x 4.39m)
OPEN PLAN FAMILY DINING KITCHEN
23' 6" x 14' 5" (7.16m x 4.39m)
UTILITY ROOM
5' 2" x 7' 7" (1.57m x 2.31m)
DOWNSTAIRS WC

LANDING

BEDROOM ONE
11' 11" x 11' 1" (3.63m x 3.38m)
ENSUITE



BEDROOM TWO
12' 7" x 10' 11" (3.84m x 3.33m)
BEDROOM THREE
8' 9" x 9' 7" (2.67m x 2.92m)
BEDROOM FOUR
9' 0" x 10' 6" (2.74m x 3.2m)
BATHROOM
5' 8" x 8' 3" (1.73m x 2.51m)
OUTSIDE

GARAGE

We are informed this property is Council Tax Band E
For further information please check the Government Website

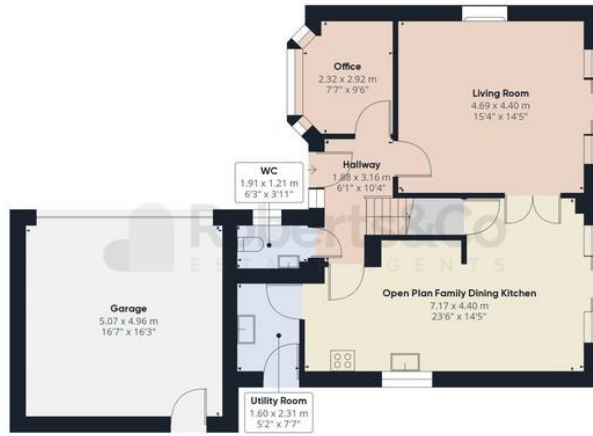


Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor

Approximate total area¹⁾

149.44 m²
1608.56 ft²



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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