

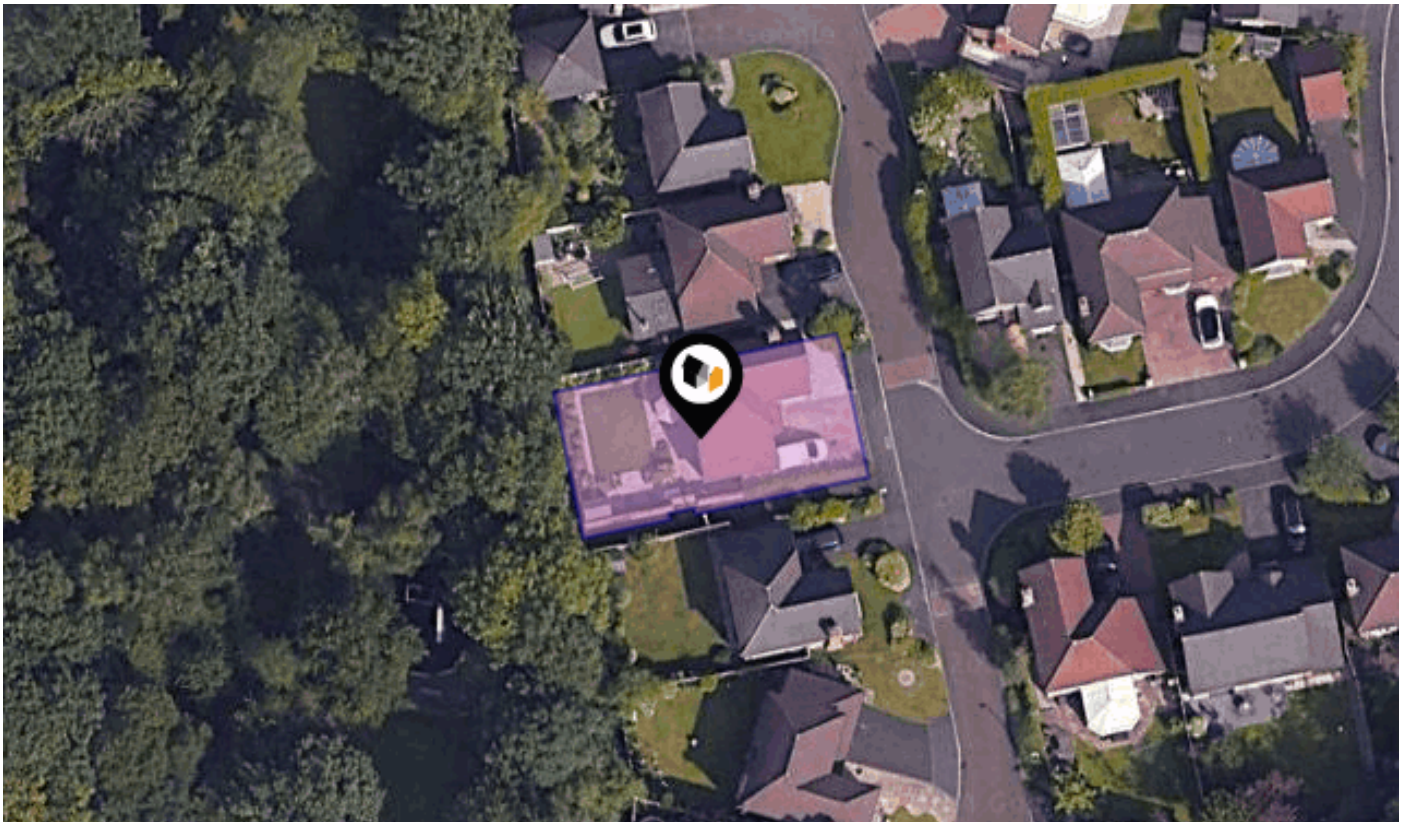


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th February 2024



LADY WELL DRIVE, FULWOOD, PRESTON, PR2

Roberts & Co

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Property Overview

This four-bedroom home offers a perfect blend of tranquillity and convenience, with easy access to lovely walks, the Guild Wheel, close to amenities, convenient for motorway access, and woodland views at the back.

As you enter, you'll be greeted by a thoughtfully designed interior that boasts a combination of open plan and intimate spaces, all flooded with natural light. The kitchen to the rear of the home, featuring stunning two tone white and beige cabinetry, offset by the sleek black granite worktops. There's even a Neff five burner hob, Neff double fan oven and combination microwave, and plenty of storage cupboards allowing the resident chef to cook and entertain with ease.

The effortless style extends into the attached utility room, where you'll find direct access to the back garden, perfect for muddy wellies and paws.

The garage has undergone a transformation, now serving a dual purpose. Towards the back, it has been transformed into a charming office or snug, a cosy space that could be perfect for work or relaxation. The front portion has been designated as a storage area, providing a practical solution to keep things organized and out of the way.

The main living room features a beautiful gas fire, perfect for cosy evenings snuggled inside in the cooler months.

Upstairs, you'll find four well-appointed bedrooms. The primary bedroom is spacious, with room for a king-size bed, an ensuite shower room, and large built-in wardrobes offering great storage. The second bedroom enjoys lovely views over the Woods, while the third bedroom features eaves storage and is currently being used as an office. The fourth bedroom, sits at the front of the home.

The property features two and a half bathrooms, including an ensuite shower room with a walk-in shower, a family bathroom with a shower over the bath, Villeroy & Boch sink and WC, and a downstairs cloakroom.

Outside, the front garden offers paved parking spaces for up to two cars, while the private back garden provides a quiet retreat with a separate side access. The garden boasts artificial grass for easy maintenance, raised beds, and two patios, ideal for outdoor entertaining or simply enjoying the picturesque surroundings.



Property

Type: Detached
Bedrooms: 4
Plot Area: 0.07 acres
Year Built : 1997
Council Tax : Band D
Annual Estimate: £2,171
Title Number: LA807644
UPRN: 100010553333

Tenure: Freehold

Local Area

Local Authority: Preston
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very Low
 • Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

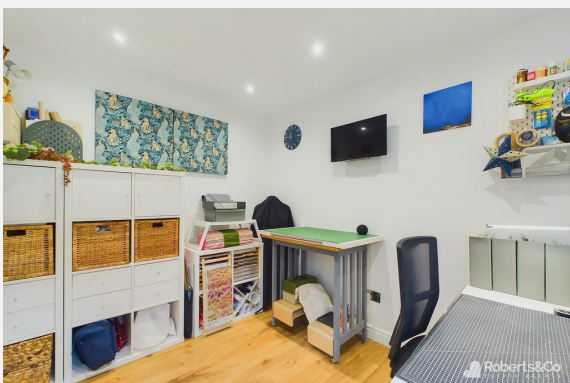
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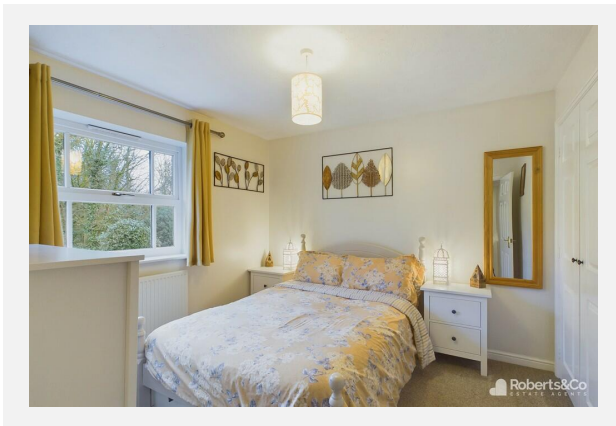
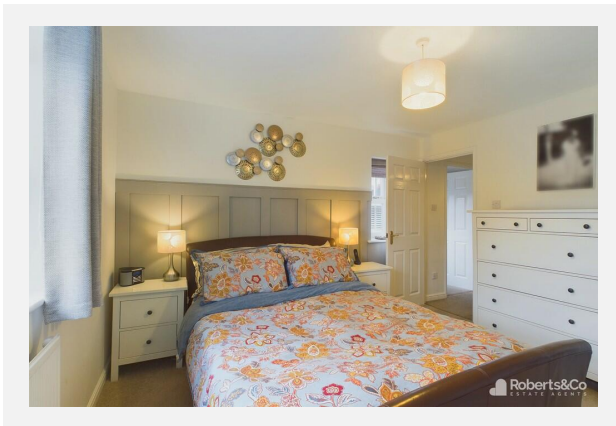
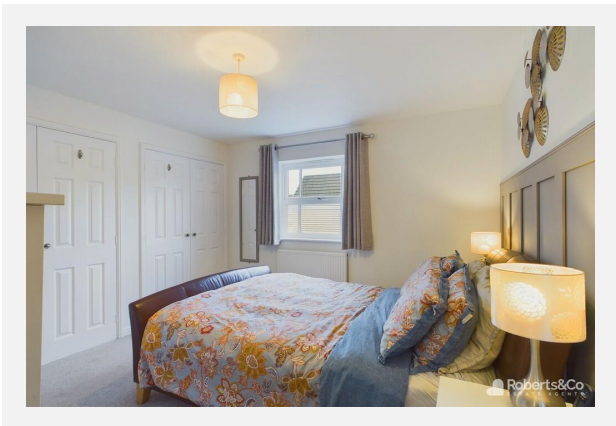
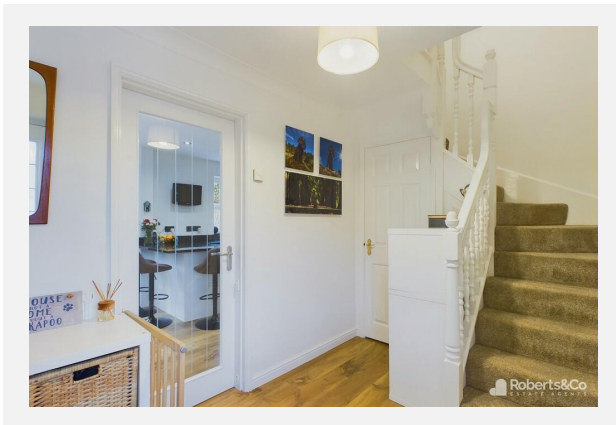
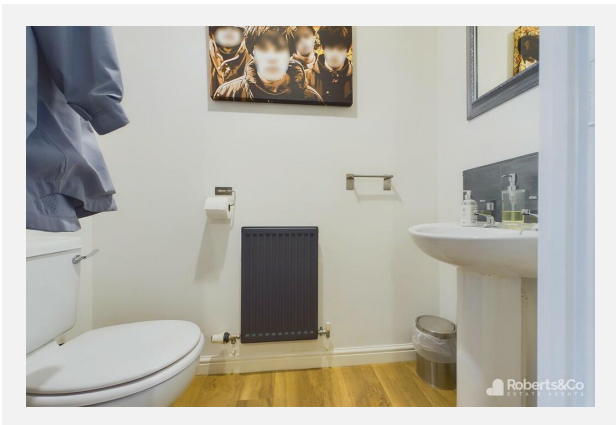
Mobile Coverage:
 (based on calls indoors)

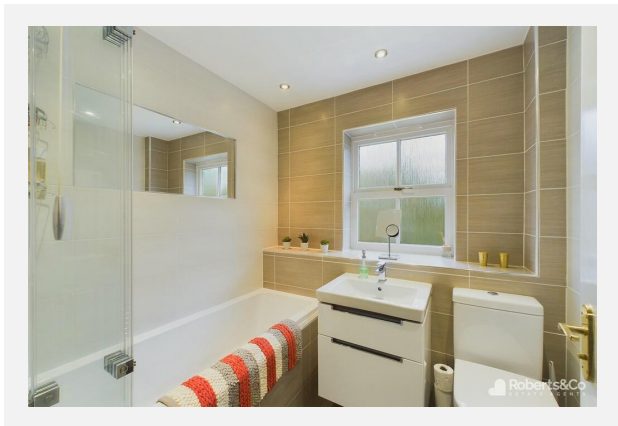
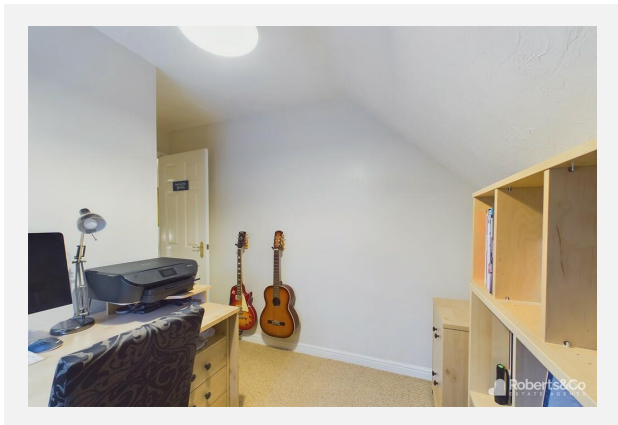


Satellite/Fibre TV Availability:





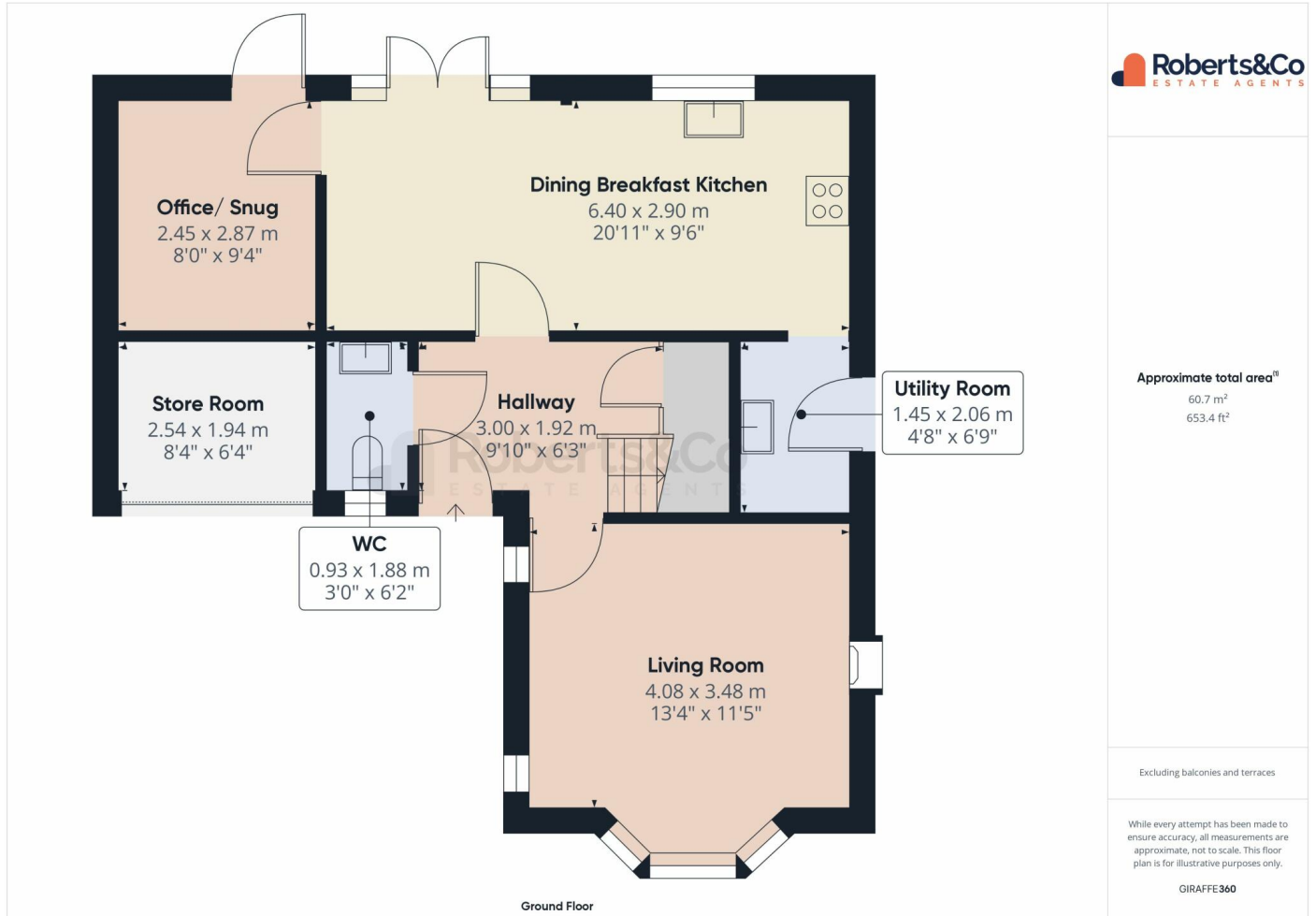




LADY WELL DRIVE, FULWOOD, PRESTON, PR2



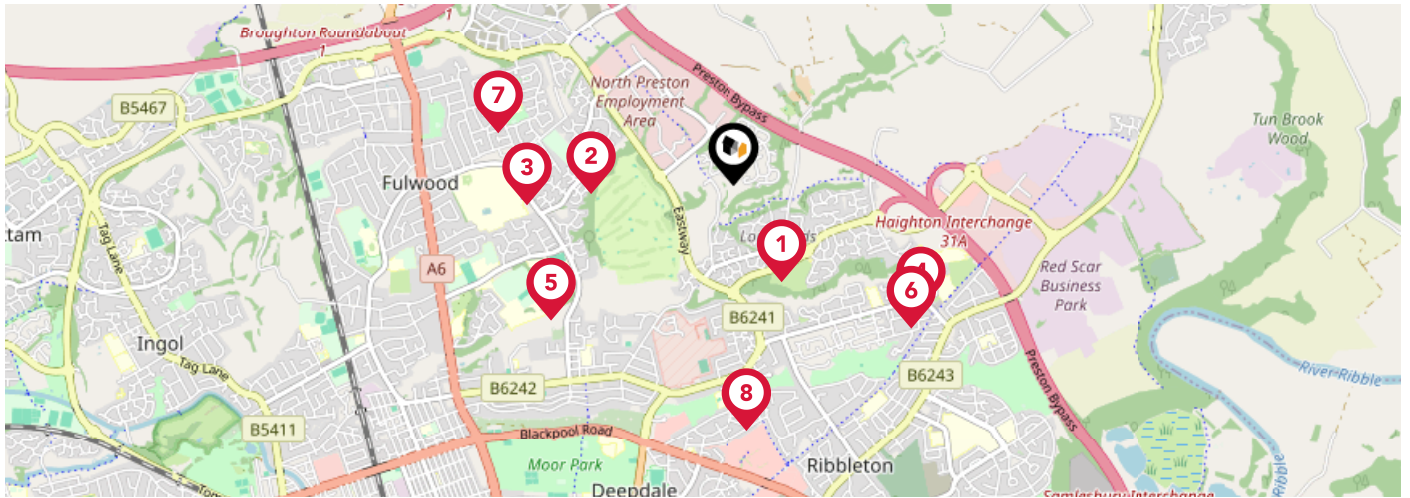
LADY WELL DRIVE, FULWOOD, PRESTON, PR2



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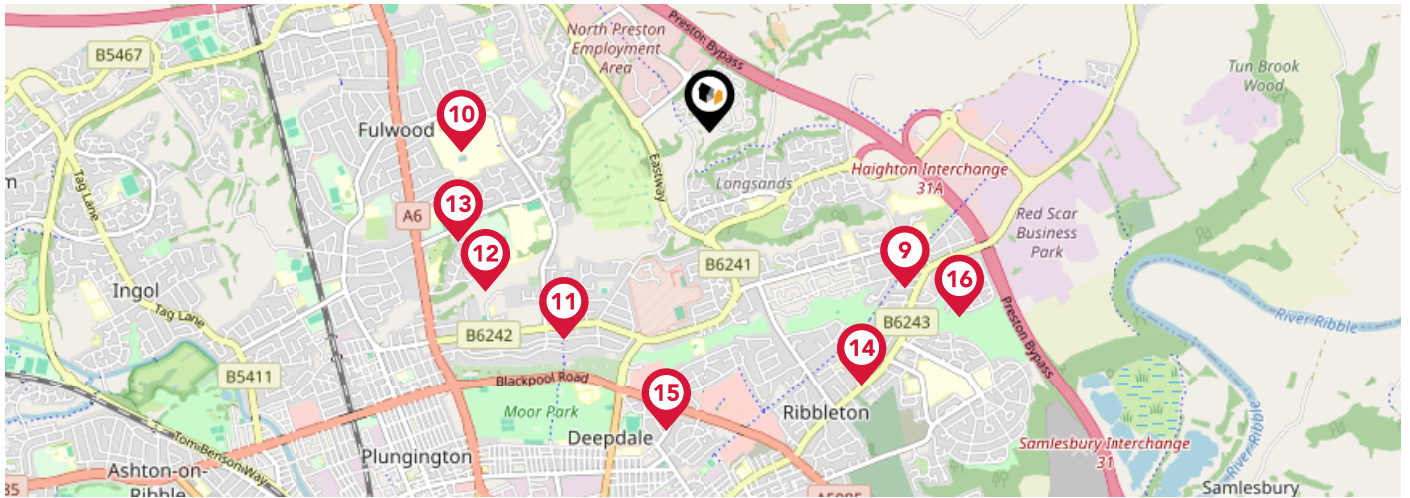


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Longsands Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 252 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Highfield Priory School Ofsted Rating: Not Rated Pupils: 252 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Preston College Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brookfield Community Primary School Ofsted Rating: Good Pupils: 179 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 245 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 212 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

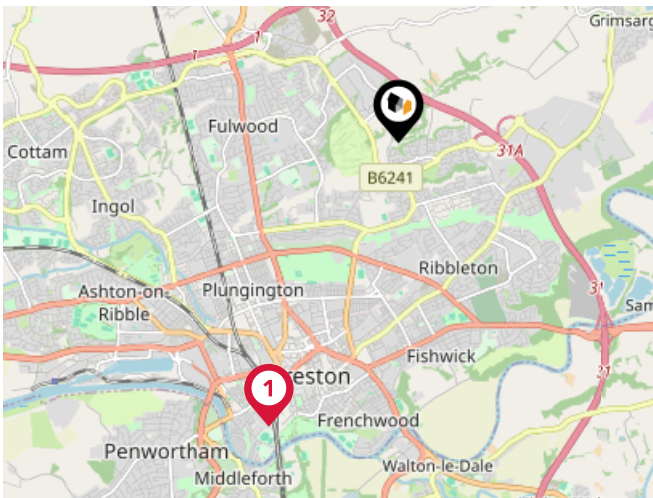
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 215 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lancashire Education Medical Services Ofsted Rating: Not Rated Pupils: 0 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennington Primary School Ofsted Rating: Good Pupils: 245 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archbishop Temple School, A Church of England Specialist College Ofsted Rating: Outstanding Pupils: 774 Distance: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic High School Ofsted Rating: Good Pupils: 639 Distance: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Greenlands Community Primary School Ofsted Rating: Good Pupils: 206 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Preston Ofsted Rating: Outstanding Pupils: 210 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Grange Primary School Ofsted Rating: Good Pupils: 190 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

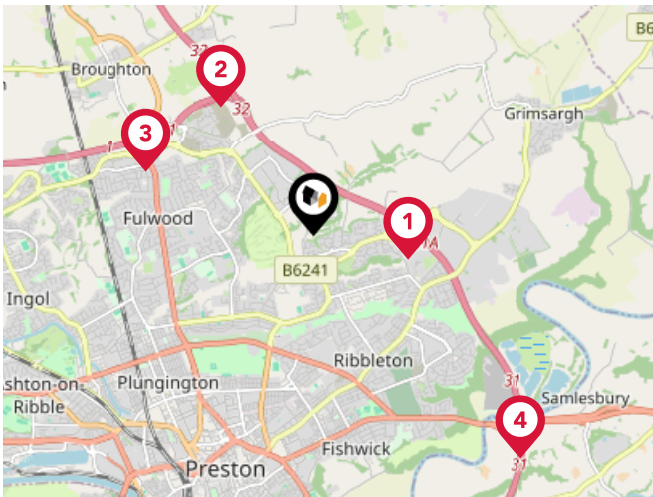
Area

Transport (National)



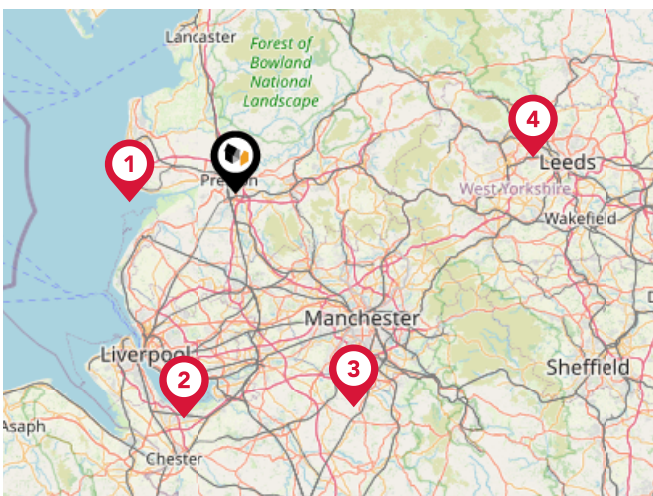
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.73 miles
2	Bamber Bridge Rail Station	4.62 miles
3	Lostock Hall Rail Station	4.75 miles



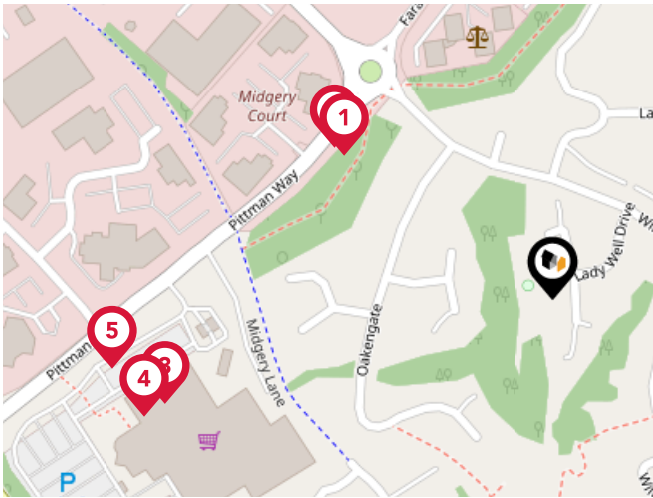
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	0.85 miles
2	M6 J32	1.39 miles
3	M55 J1	1.58 miles
4	M6 J31	2.66 miles
5	M6 J30	3.88 miles



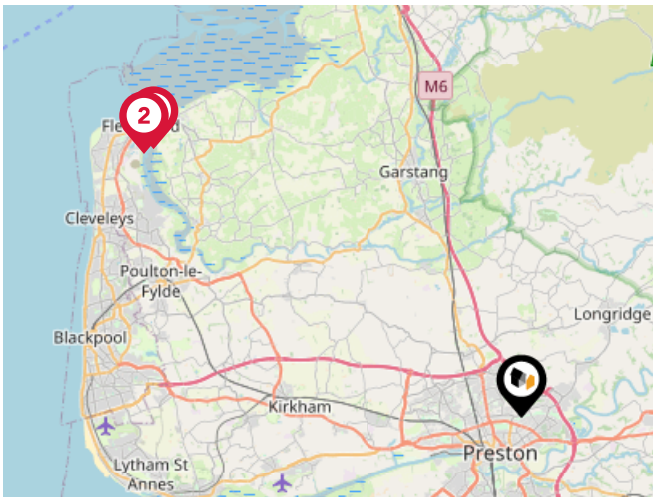
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.81 miles
2	Liverpool John Lennon Airport	32.28 miles
3	Manchester Airport	34.23 miles
4	Leeds Bradford International Airport	41.97 miles



Bus Stops/Stations

Pin	Name	Distance
1	Williams Lane	0.14 miles
2	Williams Lane	0.15 miles
3	Fulwood Asda	0.22 miles
4	Fulwood Asda	0.23 miles
5	ASDA	0.24 miles



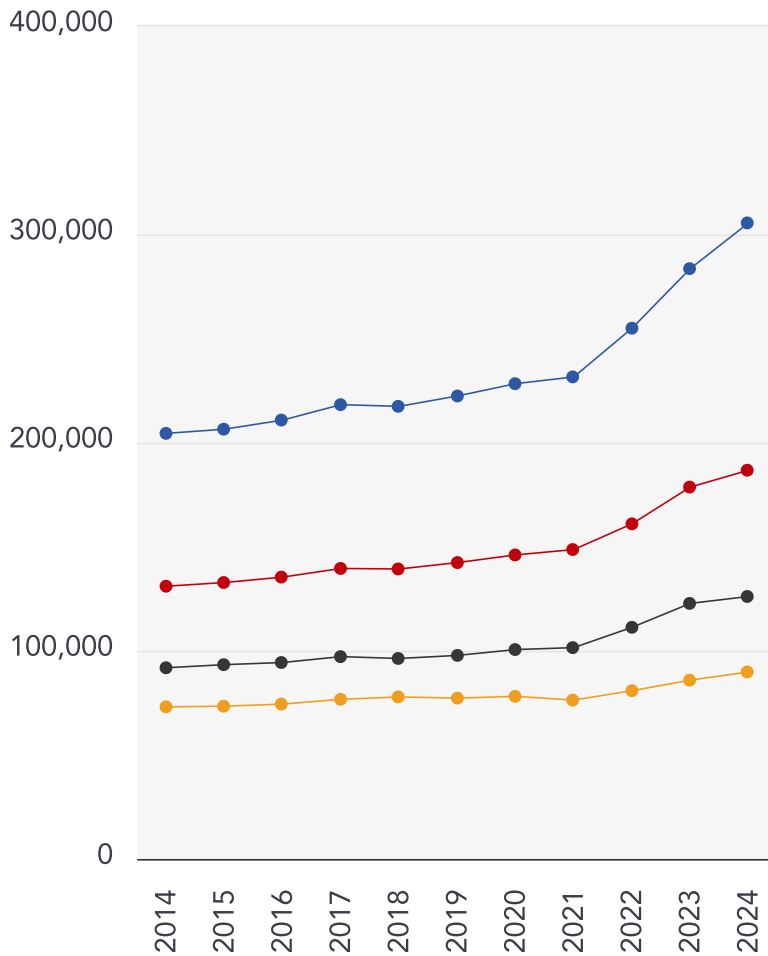
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.97 miles
2	Fleetwood for Ireland Ferry Terminal	16.12 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

Flat

+22.94%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



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Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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