



## Stable Wood Close Kirkham, Preston, PR4 2UG

- Well Presented Spacious 4-bedroom Detached Family Home
- On The Popular Brookwood Park Development
  - Fitted Master Bedroom With En-suite
  - Uninterrupted Views To The Front Aspect
  - Good Sized Gardens And Integral Garage
- "The Balmoral" Style built circa 2016
- Four Good Sized Double Bedrooms
- Two Reception Rooms And Spacious Kitchen / Diner
  - Excellent Transport Links
  - Viewing Highly Recommended

# Stable Wood Close, Kirkham, Preston PR4 2UG

Welcome to this stunning detached house located in the desirable area of the Brookwood Park Development in Kirkham. Built in 2016, this Balmoral Style property offers a generous living space of 1,701 square feet, making it an ideal family home. As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide both comfort and functionality, ensuring that every member of the household has their own space to relax and unwind. The property boasts four well-proportioned Double Bedrooms, providing ample accommodation for families or those who enjoy having guests. The two Bathrooms and Ground Floor WC are thoughtfully designed, offering convenience and privacy for all. Briefly comprising: Entrance Hall, WC, Two Reception Rooms, Dining Kitchen and Integral Garage to the Ground Floor. Four Double Bedrooms - The Master With En-Suite and Family Bathroom complete the accommodation to the First Floor. \*\*\*\* Viewing Highly Recommended !!!



Council Tax Band: F

Tenure: Freehold



### **Entrance Hall**

Composite door opens into this inviting hallway and features neutral carpeting and walls painted in soft tones, creating a welcoming entrance. The wooden staircase with traditional balustrades leads upstairs, while multiple doors provide access to other ground floor rooms. Under stairs cupboard with clothes rail and light, providing a useful cloakroom area. A front window allows natural light to brighten the space, enhancing its warm atmosphere.

### **Lounge**

16'10" x 13'1"

The spacious living room is a bright and comfortable space featuring a fireplace with a simple surround, creating a cosy focal point. French doors lead out to the garden, allowing natural light to flood the room and offering lovely views over the outside space. The room is carpeted and spacious enough to accommodate seating arrangements, making it perfect for relaxing or entertaining.

### **Dining Room / Study**

13'1" x 13'1"

Second reception room with window to the front, radiator and carpeted flooring.

### **Dining Kitchen**

9'10" x 19'8"

The kitchen-dining room offers a modern, practical space. The kitchen area features a great range of grey high gloss wall and base units with complimenting grey worktops and upturns and striking red tiled splashbacks providing a vibrant contrast. The kitchen is well-equipped including a bank of units with built-in ovens, a gas hob with a stainless steel extractor hood, and ample countertop space. Further integrated appliances include - auto dishwasher, washing machine and larder fridge freezer. The dark tiled floor complements the cabinetry and extends into the dining area, where a dining table and chairs are set near French doors that open onto the garden, bringing in plenty of natural light and easy access to outdoor dining.

### **Ground Floor WC**

A guest or cloakroom WC with a modern white suite comprising a toilet and pedestal wash basin. The walls feature textured tiling and decorative wallpaper above, with neutral flooring below. The room is compact yet functional, offering convenience for visitors.

### **Integral Garage**

19'8" x 10'6"

Garage with up and over door, power and lighting and central heating boiler.

### **First Floor Landing**

The first-floor landing is carpeted and painted in restful, neutral shades with a window at the end providing natural light. Built in airing cupboard housing hot water cylinder and loft access hatch. Multiple doors open off the landing to bedrooms and bathrooms, while the wooden balustrade matches the staircase below, maintaining a consistent style throughout the home.

### **Master Bedroom**

11'10" x 14'7" to robes

The master bedroom is a peaceful retreat decorated in soft colours with a feature wall behind the bed. It has dual windows that allow natural light to fill the room, enhancing

the calm and airy feel. Floor to ceiling fitted wardrobes provide ample storage space and two radiators.

### **En Suite Shower Room**

En-suite to the master bedroom with frosted window to the side. Featuring a three piece bathroom suite comprising of WC, wash hand basin and step in tiled shower cubicle. Part tiled walls, heated towel rail and tile effect flooring.

### **Bedroom Two**

11'10" x 14'4" to robes

Double bedroom with window to the front, fitted wardrobes and radiator.

### **Bedroom Three**

12'8" x 9'4" to robes

Double bedroom with two windows to the rear, featuring fitted wardrobes, two radiators and carpeted flooring.

### **Bedroom Four**

13'1" x 10'8"

Double Bedroom with window to the front and radiator. The room is currently arranged as a workspace but provides flexibility for various uses.

### **Family Bathroom**

10'8" x 7'5"

Spacious family bathroom with frosted window to the side. Featuring a four piece bathroom suite comprising of WC, wash hand basin, panelled bath and step in shower cubicle. Part tiled walls, heated towel ladder and wood effect floor.

### **Front Exterior**

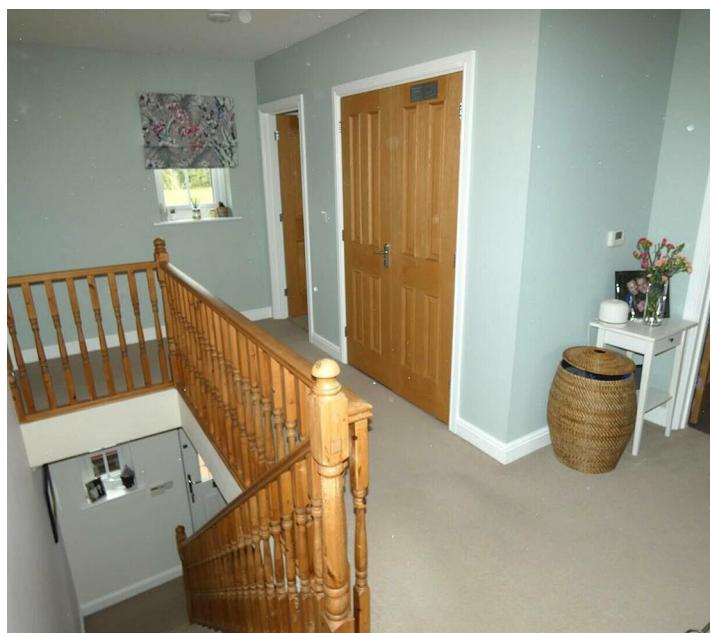
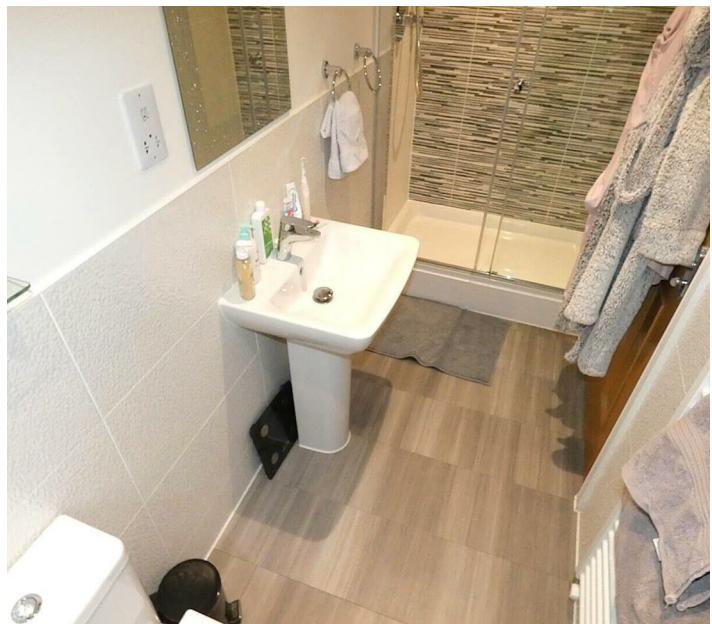
The front exterior of the property displays a classic brick façade with charming windows and a pitched roof. The block paved driveway offers parking spaces for two vehicles in front of the garage, and an open lawned front garden adds to the welcoming appearance. The front door is sheltered beneath a small canopy, providing a practical and inviting entrance. Side access paths to both sides of the property. External CCTV fitted to front and rear of the property.

### **Rear Garden**

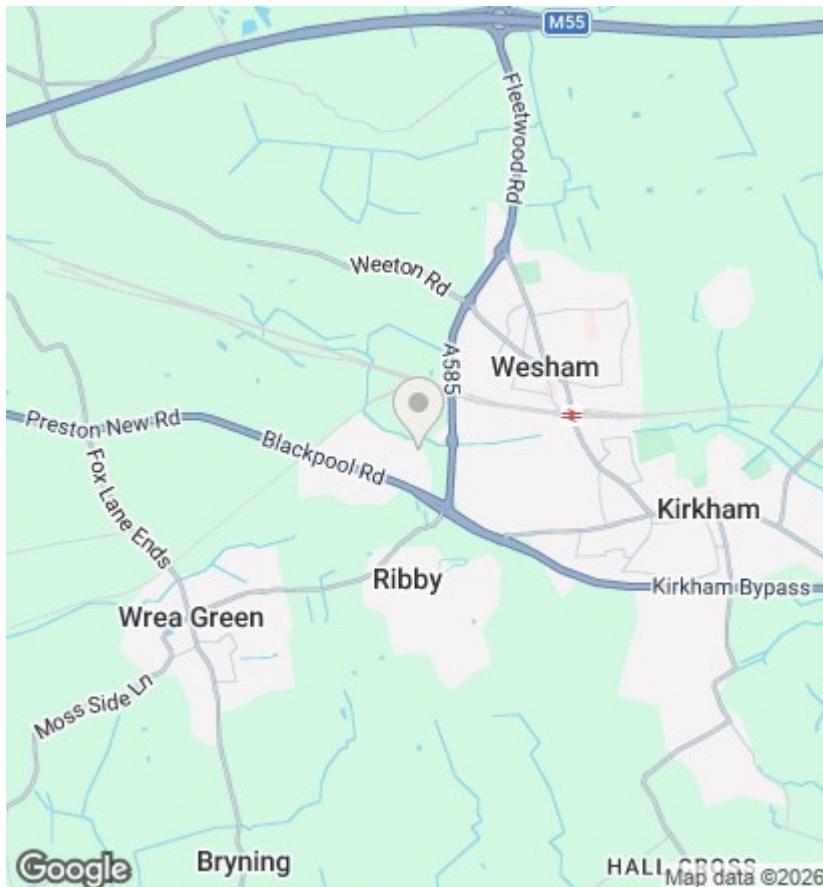
The rear garden is a generous sized and well-maintained, enclosed space with a neat lawn bordered by planting beds and fencing. A paved patio area adjacent to the house provides a lovely spot for outdoor seating and dining. The garden is private and child-friendly, with enough space for play and relaxing in the fresh air.

### **View**

The property benefits from views over open green space to the front, providing a sense of openness and tranquillity.







## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

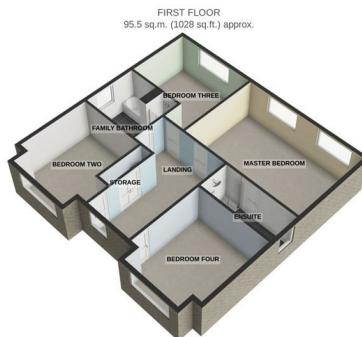
## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	85	
EU Directive 2002/91/EC		



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