



2 CLAYTONGATE DRIVE
PENWORTHAM, PRESTON, PR1 9SE

£349,950



Key Features

- Modern Four Bedroom Detached Family Home ■ Prime Corner Plot
- Position ■ Thoughtfully Extended To The Rear ■ Spacious Living Room With Bay Window
- Open Plan Dining And Family Living Space ■ Stunning Modern High Gloss Fitted Kitchen
- Main Bedroom With En-Suite Shower Room ■ Utility Room And Downstairs WC
- Detached Garage And Driveway Parking ■ Manicured East Facing Rear Garden

Property Summary

Claytongate Drive is a highly popular residential location in Penwortham, positioned just off The Cawsey and particularly well suited to modern family life. Conveniently placed for a range of highly regarded local schools, everyday amenities and excellent transport connections, the property also provides easy access into Preston City Centre and to the surrounding motorway network.

This modern detached home occupies a prime corner plot at the entrance of the development with a single detached garage and generous driveway which provides parking for two vehicles. This property has been thoughtfully extended to the rear to create flexible, spacious family living overlooking a manicured, laid to lawn East facing garden.

Inside, the property is attractively presented creating a welcoming space that's ready to move straight into. The ground floor offers a bright, spacious living room with a bay window which floods the room with natural light while creating a charming focal point. The dining area flows naturally from the living room and continues through to the family room at the rear, creating a wonderful sense of space and continuity throughout the ground floor.

The stunning modern kitchen complete with modern high gloss units and integrated appliances overlooks the superb family room extension, offering a wonderful sense of connection between the two spaces and making it an ideal area for family gatherings. The family room patio doors open to the rear garden, ideal for indoor-outdoor living. There is also a contemporary downstairs WC and a practical utility room, perfect for additional appliances, laundry and everyday family life.

To the first floor there are four generously sized bedrooms, with the main bedroom benefiting from the bay window creating an abundance of natural light and a lovely sense of space, this room also has its own ensuite shower room. The remaining bedrooms easily accommodate double beds and are served by a modern three-piece family bathroom.

Entrance Hallway

4'6" x 13'4" (1.37 x 4.07)

Entrance via modern composite front door with glazed side panel. Carpeted turned the staircase leads to all first floor accommodation. Carpeted. Ceiling light fitting. Decorative coving to ceiling. Doors leading off to all ground floor accommodation.

Downstairs Cloaks W.C

3'1" x 6'7" (0.94 x 2.00)

UPVC double glazed obscured window to the front elevation. Features a modern two piece suite in white comprising of a low flush W.C and wash hand basin set within modern vanity unit with cupboard storage. Part tiled elevations. Ceiling light fitting. Radiator. Tiled flooring.

Living Room

10'9" x 16'6" (3.27 x 5.04)

UPVC double glazed bay window with leaded lights to the front elevation. Internal double doors lead through to the second reception/dining room. TV aerial socket. Radiator. Wood effect laminate flooring. Decorative coving to ceiling. Pendant light fitting.

Dining Room

8'7" x 12'4" (2.61 x 3.76)

UPVC double glazed sliding patio doors lead through into the third reception room. TV aerial socket. Wood effect laminate flooring. Decorative coving to ceiling. Pendant light fitting. Door leading through to kitchen.

Family Room

17'6" x 8'9" (5.34 x 2.67)

Two UPVC double glazed windows to the rear elevation. UPVC double glazed French doors leading out onto the rear garden. UPVC double glazed window to the side elevation. Velux roof lights. A bright and airy room offering versatile accommodation. Wood effect laminate flooring. Radiator. Inset spotlights to ceiling.

Kitchen

10'2" x 14' (3.09 x 4.27)

UPVC double glazed window to the rear elevation. Features range of modern handleless eye and base level units in high gloss grey finish with complementary contrasting work services over. Inset one and a half bowl stainless steel sink

with mixer tap. Integrated appliances include electric fan assisted oven, four burner gas hob, stainless steel chimney style extractor over, dishwasher and 50/50 fridge freezer. Part tiled elevations. Tiled flooring. Pendant light fitting.

Utility Room

4'8" x 5'7" (1.43 x 1.69)

Hardwood glazed door leads out to the side elevation. Open plan to kitchen with eye and base level units and contrasting work surfaces over. Space and plumbed for washing machine. Wall mounted combination boiler. Tiled floor flooring. Pendant light fitting. Extractor fan.

First Floor Landing

2'11" x 10'4" (0.89 x 3.14)

Carpeted spindle balustrade staircase leads to all first floor accommodation. UPVC double glazed window to the side elevation. Two pendant light fittings. Access to the loft. Carpeted. Doors leading off to all first floor accommodation.

Principal Bedroom

9'6" x 15'4" (2.89 x 4.68)

UPVC double glazed bay window with leaded lights to the front elevation. Features fitted robe storage. Radiator. Would affect laminate flooring. Ceiling fan light fitting. TV aerial socket. Door leading through to:-

En-Suite

4'4" x 6'11" (1.33 x 2.11)

UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and wet room shower with thermostatic controlled mixer shower, rainfall head and handheld attachments. Fully tiled elevations. Chrome towel ladder radiator. Shaver socket. Inset spotlights to ceiling. Extractor fan.

Bedroom Two

9'5" x 10'1" (2.87 x 3.08)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Radiator. Wood effect laminate flooring. Ceiling fan light fitting.

Bedroom Three

9'6" x 6'10" (2.89 x 2.08)

UPVC double glazed window to the rear elevation. Wood effect laminate flooring. Radiator. Pendant light fitting.





Bedroom Four

9'5" x 6'10" (2.86 x 2.09)

UPVC double glazed window to the front elevation. Wood effect laminate flooring. Radiator. Pendant light fitting.

Family Bathroom

6'3" x 6'10" (1.91 x 2.09)

UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and panelled bath with shower over. Extractor fan. Ceiling light fitting. Tiled flooring. Part tiled elevations. Radiator.

Front External

The property enjoys an attractive and well-maintained frontage, set behind a neatly tended lawn with established mature hedging and shrubbery providing an appealing degree of screening. A paved pathway leads to the covered main entrance, whilst a block-paved driveway to the side provides valuable off-road parking and access to the detached garage. Occupying a pleasant position within the development, the property benefits from an open aspect to the front and an attractive approach, creating an excellent first impression.

Rear Garden

Rear Garden

A generously proportioned and well-maintained rear garden, predominantly laid to lawn and fully enclosed by timber fencing, providing a good degree of privacy and security. Paved pathways and patio areas provide space for outdoor seating and entertaining, whilst raised brick-built borders offer established planting and scope for further landscaping. A mature tree provides an attractive focal point, with the garden enjoying direct access back into the property. An excellent outdoor space, ideally suited to families, children and those who enjoy alfresco dining and entertaining.

Garage

Single detached garage of brick construction with up and over style door, power and light.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

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

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.



Additional Information

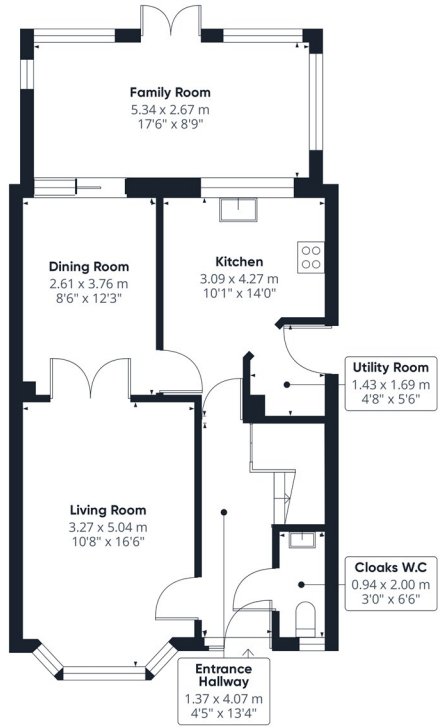
Local Authority – South Ribble Council

Council Tax – Band D

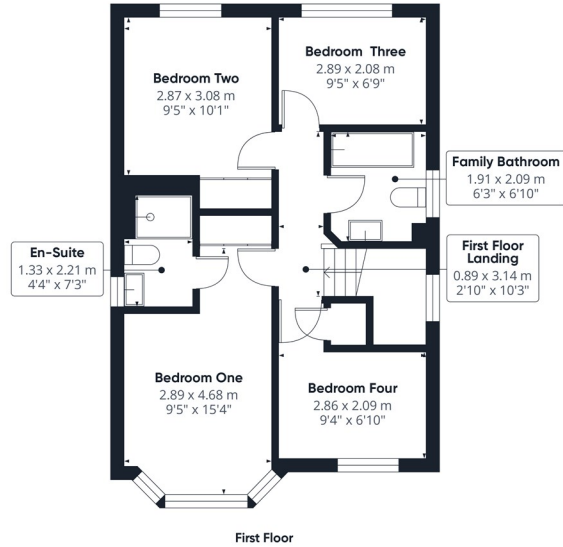
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



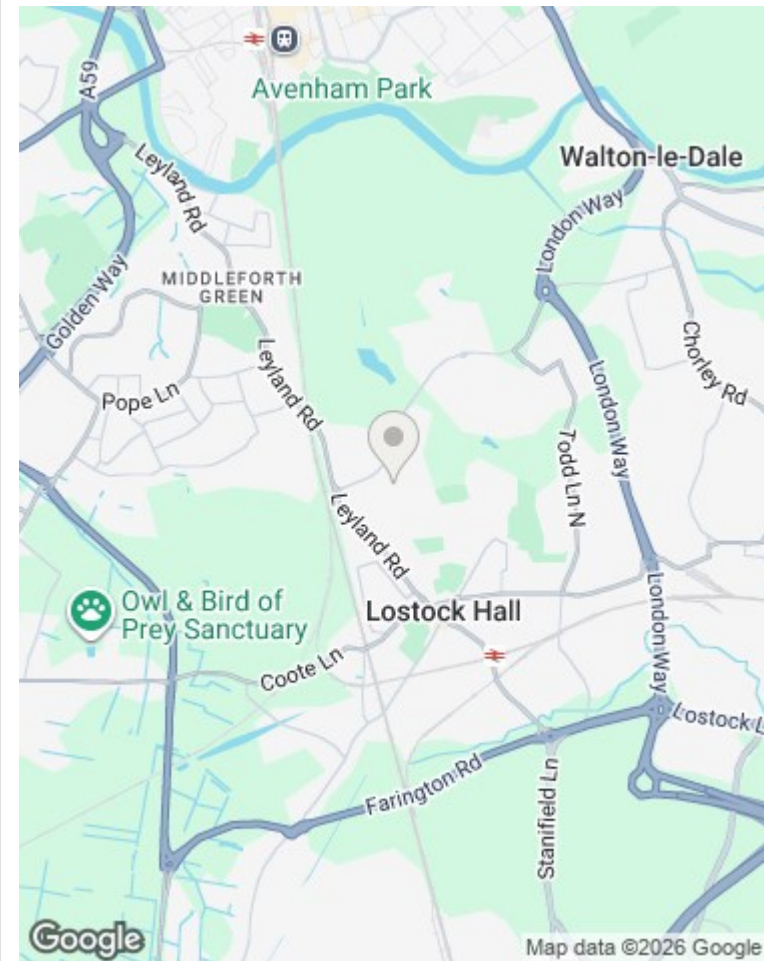
First Floor

Approximate total areaⁿ
108.2 m²
1165 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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	EU Directive 2002/91/EC 	