

## 2 Springfield Drive, Warton, Preston, PR4 1FP



**£319,995**

- FOUR BEDROOM DETACHED PROPERTY
- LARGE LIVINGROOM WITH PATIO DOORS
- FULLY INTERGRATED KITCHEN/DINER
- OFFICE
- THREE BATHROOMS
- GARAGE
- SOUTHFACING GARDEN

Harbour Properties are delighted to bring to the market the jewel in the crown at Blackfield Green Warton. A stunning, detached four bedroom home The Pendle is a beautiful family home. With 1,264 sq ft floor space and upgraded fixtures and fittings, this ultra modern property really does have it all! Located in the sought-after village of Warton close to BAE systems, offering all of its village charms with parks, local amenities and highly rated schools. There are also good transport links with Kirkham and Wesham train station just a short drive away and access to the motorway network nearby.

#### **ENRANCE HALLWAY**

A light and bright entrance hallway with stunning feature central staircase, grey carpet laid throughout, two radiators and under stairs storage.



#### **REAR LIVINGROOM**

*11'4" (3m 45cm) X 15'9" (4m 80cm)*

A bright, inviting rear Livingroom with a large double-glazed patio doors leading to the south facing sunny garden. Plush grey carpet and spacious feel makes this a very enjoyable space.



## KITCHEN / DINER

9'1" (2m 76cm) X 23' (7m 1cm)

With a front facing window and running the width of the property is an ultra modern kitchen/diner that is fully integrated with upgraded appliances including fridge/freezer, electric oven, gas hob and dishwasher. Grey wall and base units offer plenty of storage with light grey worktops, vinyl flooring runs throughout.



## UTILITY ROOM

6'4" (1m 93cm) X 5'11" (1m 80cm)

From the kitchen is a separate utility room with plumbing for a washing machine, grey cupboard storage space and a light grey work top. A side door leads to the driveway.



### **DOWNSTAIRS WC**

6'4" X 5'11"

Downstairs WC with dual flush, hand basin and laminate flooring.



### **STUDY / PLAYROOM**

7'7" (2m 31cm) X 6'9" (2m 5cm)

Facing the front of the property is a room currently used as study.



### **FIRSTFLOOR LANDING**

A stunning central staircase with white spindles and banisters leads to a spacious horseshoe shaped landing with grey carpet.



## MASTER BEDROOM

11'6" (3m 50cm) X 12'5" (3m 78cm)

To the front of the property is a large double master bedroom with grey carpet and en suite bathroom.



## EN SUITE BATHROOM

7'4" (2m 23cm) X 6'8" (2m 3cm)

From the master bedroom is a very generous en suite bathroom with dual flush WC, wash basin and double shower.





## **BEDROOM 2**

*9'2" (2m 79cm) X 12'4" (3m 75cm)*

To the front of the property is another good sized double bedroom with grey carpet.



### **BEDROOM 3**

8'3" (2m 51cm) X 10'2" (3m 9cm)

To the rear of the property is a double bedroom with grey carpet.



### **BEDROOM 4**

7'11" X 10'1" (3m 7cm)

The fourth bedroom is to the rear and is a small double with grey carpet.



### **FAMILY BATHROOM**

10'0" (3m 4cm) X 5'7" (1m 70cm)

A large family bathroom with vinyl flooring offering a duel flush WC, wash basin, bath and double shower.



## **GARAGE**

A good sized front opening, detached garage with power and lighting.



## **PROPERTY EXTERIOR**

To the front of the property is a very large lawn area with a path that leads from the side of the property to the front door. To the side of the property is a driveway for two cars and a garage. To the rear of the property is a large south facing low maintenance garden with artificial grass, flower beds and a patio area. The garden can be accessed via the Livingroom through patio doors or via a side gate.



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