



redrose

38 Greenacres

Fulwood, Preston, PR2 7DA

This superb 3-bedroom detached bungalow with a double garage is situated at the head of a tranquil cul-de-sac that borders the historic Ingol golf course. The property is an absolute delight with its beautifully landscaped gardens on the rear and side that boast breathtaking views. The spacious livi...

Asking Price Of £375,000

EPC Rating '68'





Property Description

This superb 3-bedroom detached bungalow with a double garage is situated at the head of a tranquil cul-de-sac that borders the historic Ingol golf course. The property is an absolute delight with its beautifully landscaped gardens on the rear and side that boast breathtaking views. The spacious living and dining area with an open floor plan features patio doors that showcase the stunning scenery. There are two large double bedrooms, one of which has an en suite bathroom, a generously sized family bathroom, and an additional spacious single room. The property is brimming with potential, and we anticipate significant interest.

OUTSIDE FRONT

Set at the head of a quiet cul de sac tucked in the corner with blocked paved driveway for several vehicles, surrounded by hedging for privacy.

ENTRANCE HALLWAY

16' 0" x 10' 9" (4.9maxm x 3.3maxm) UPVc glazed door to spacious entrance hallway with doors to all rooms. Ceiling



light point and laminate flooring.

LOUNGE

18' 1" x 15' 3" (5.53m x 4.66m) Breathtaking views from the large patio doors, feature fireplace with gas fire insert, ceiling light point and opening to dining room.

DINING ROOM

10' 8" x 9' 7" (3.27m x 2.94m) Double glazed window overlooking the beautiful landscaping. Ceiling light point and door to kitchen.

KITCHEN

10' 0" x 10' 11" (3.07m x 3.33m) Recently refitted kitchen in cream gloss with contrasting worktops, fridge/freezer, dishwasher and microwave. Stainless steel sink and drainer with mixer tap. Double glazed window overlooking the rear garden and door to sun room. Door to hallway.

SUN ROOM

9' 10" x 13' 1" (3.0m x 4.0m) Double glazed with door to garden. Lovely views over the rear garden. Door to kitchen.

BEDROOM ONE

13' 5" x 10' 2" (4.1m x 3.1m) Large double bedroom with double glazed window overlooking the landscaped gardens, built in wardrobes to two walls, ceiling light point and door to en suite.

EN SUITE

7' 10" x 5' 3" (2.41m x 1.61m) Fully tiled walk in wetroom with glass shower screen, low level WC and wash hand basin. Downlights and double glazed window to rear.

BEDROOM TWO

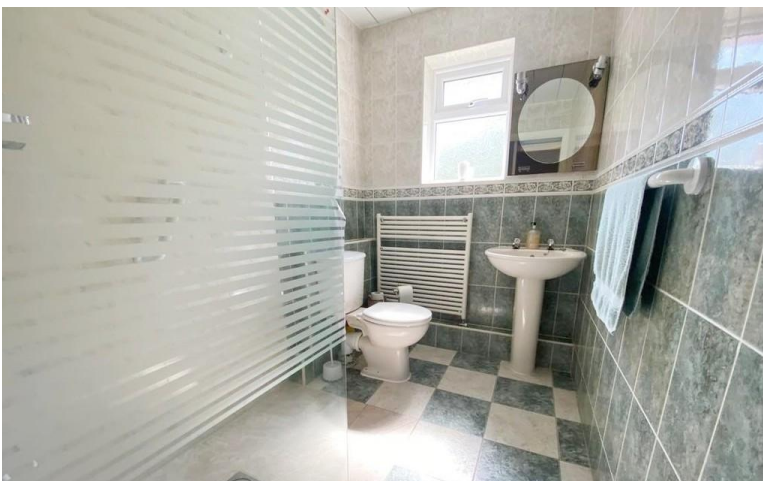
11' 10" x 11' 6" (3.63m x 3.51m) Double bedroom with built in wardrobes and double glazed window to front. Ceiling light point and door to hallway.

BEDROOM THREE

10' 0" x 6' 11" (3.06m x 2.13m) Great size single bedroom with double glazed window overlooking the front, ceiling light point and door to hallway.

BATHROOM


11' 4" x 4' 11" (3.47m x 1.50m) Three piece bathroom suite with bath, low level WC and wash hand basin with vanity unit. Tiled flooring, downlights and double glazed window to rear.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address:
38 Greenacres Fulwood Farnham GU14 7DA

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements