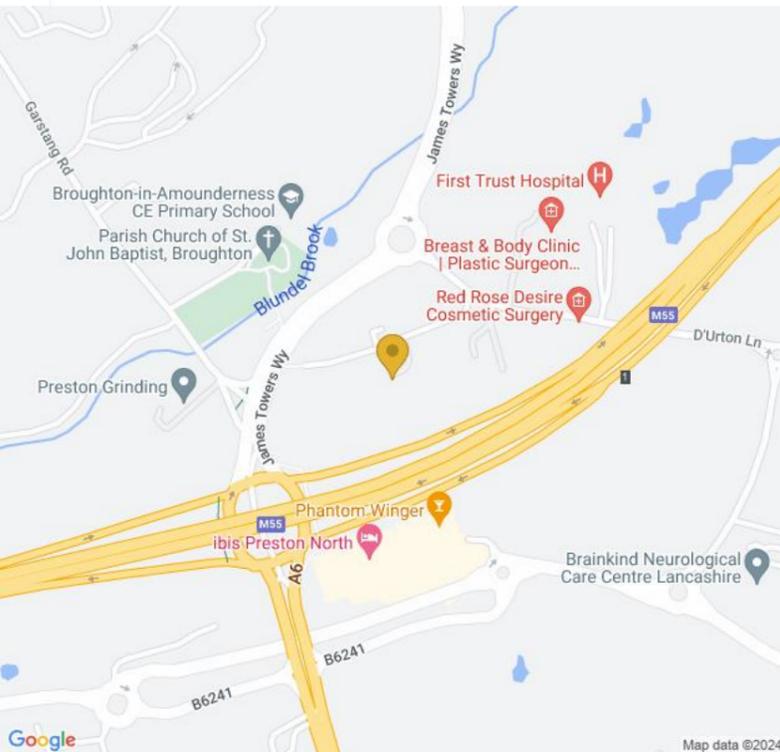


**£625,000**

Durton Yard, Broughton,  
Preston PR3



**Fulwood**  
309 Garstang Road  
Preston PR2 9XJ

Tel: 01772 787666

Email: [fulwood@farrellheyworth.co.uk](mailto:fulwood@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/fulwood>



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Select Low Populous Gated Community in Prime Location**
- **Generously Proportioned Detached House, Detached Double Garage**
- **Two Good Sized Reception, Beautiful Kitchen Diner/Family Room**
- **Four Double Bedrooms, Two En Suite, Four Piece Family Bathroom**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC B**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Situated off D'urton Lane in one of the areas most sought after residential locations, this modern detached house offers generously proportioned family accommodation the size and layout of which can only be fully appreciated by internal inspection. This small executive development is accessed via remote security gates and is well placed for the M6/M55 motorways, Broughton village, local schools and the wide range of amenities in Fulwood.

Comprises: Hallway with separate wc, lounge, sitting room, utility room, fantastic sized family room/kitchen diner with a comprehensive range of fitted units, integrated appliances and island unit. Bi-folding doors lend access to the rear garden area.

To the first floor, there are four double bedrooms of which two have en suite facilities and a separate four piece family bathroom.

Externally, there is a double width driveway to the front that provides access to the detached double garage while to the rear, there is an enclosed garden area to two sides with an elevated position from D'urton Lane enjoying a good degree of privacy.

A superb family home that comes highly recommended.

Tenure: Freehold  
Council Tax: Band G





