

£599,950

Larch Grove, Garstang,
Preston PR3



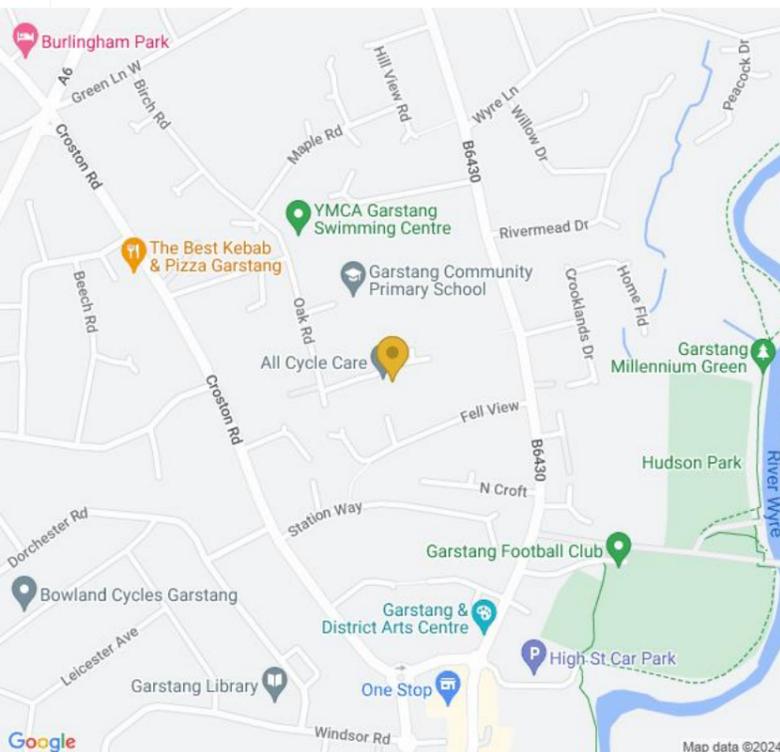
- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Unique Five Bedroom Detached House In Select Cul De Sac Location**
- **Three impressive Reception Rooms, Luxury Breakfast Kitchen**
- **Two Bathrooms, En Suite, Integral Double Garage, Utility & WC**
- **Super Sized Family Accommodation, Prime Residential Location**

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First Floor



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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.



Farrell Heyworth Garstang are delighted to present this highly impressive and individual detached family home, excellently situated at the head of this sought after cul-de-sac, only walking distance from Garstang town centre and all of the convenient amenities it has to offer.

The property is immaculately presented throughout, is full of unique charm and character, whilst also enjoying breathtaking views over the hills from the rear/side aspects. The property also benefits from double glazed windows and a gas central heating system.

On arrival into the property's main entrance hall on the first floor, you are greeted by a bright and spacious area flooding with natural light from the overhead skylight window. Leading off this entrance hall are a very comfortable and characterful lounge with beautiful exposed beams and a galleried/mezzanine floor feature (accessible via the loft), a dining room, stylish glossy finished kitchen with built-in appliances, a three-piece bathroom and three well-sized bedrooms (two double and one single) – one of these being the master bedroom offering a Juliette balcony and three-piece shower en-suite.

On the lower/ground floor you will find an inner hallway. Leading off here there is an exceptionally well-sized reception room offering triple aspect views to three sides of the property, two double bedrooms, a four-piece bathroom suite with shower and bath and integral access into a spacious double garage with utility area and toilet coming off it to the side – a really useful space!

Externally you will find well-maintained, low-maintenance gardens and patio areas to the rear and both sides of the property, plus excellent driveway parking for three cars and a double garage at the front.

Overall, this property really does offer absolutely everything a family could possibly wish for and is super versatile, creating the dream forever home. Plus, with scope available to extend the property, there's so much further potential too.

Tenure: Freehold
Council Tax: Band G





