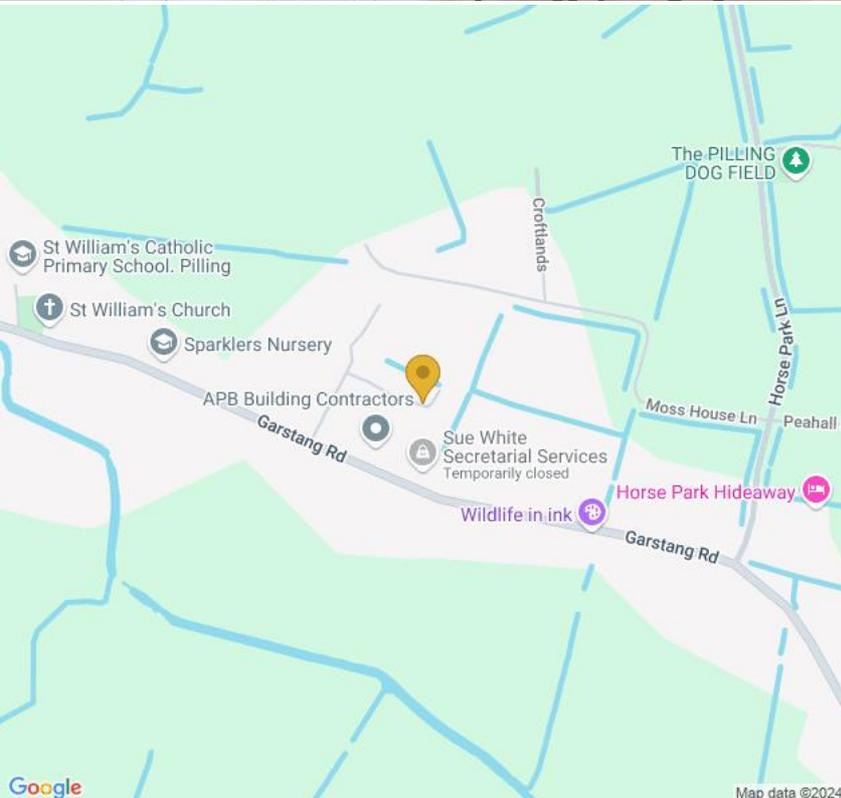


**£465,000**

Georges Grove, Pilling,  
Preston PR3



- Immaculate & Highly Attractive Four Bedroom Detached Family Home
- Spacious, Bright & Beautifully Presented Accommodation
- Stunning Open-Plan Kitchen/Family Room, Master Bedroom En-Suite
- Detached Double Garage, Driveway Parking, Rear Summer House
- Idyllic & Peaceful Semi Rural Location with Good Commuting Links



Farrell Heyworth Garstang are delighted to offer this immaculately well presented detached family home, excellently situated at the head of a peaceful cul-de-sac and enjoying beautiful green views from the rear.

Internally on the ground floor the property comprises of a welcoming entrance hall with WC, an attractive and spacious bay fronted lounge with patio doors to the rear, a simply stunning, bright and airy modern kitchen/dining/family room - the ideal space for entertaining and to suit the everyday family lifestyle and finally a very handy utility room.

The first floor offers an attractive gallery landing, four excellently sized bedrooms - three doubles and a single bedroom currently used as a walk in dressing room with high quality fitted wardrobes. The master bedroom to the rear boasts a stylish three piece en-suite with shower, hand wash basin and toilet. You will also find a modern four piece main family bathroom with bath, shower, hand wash basin and toilet.

Externally, the property offers ample outdoor living space and storage options, to include a double garage and driveway, a low maintenance front garden area, charming landscaped rear garden and it doesn't end there... Situated within the rear garden is a very well maintained summer house with electric and light - an absolutely ideal additional space presenting opportunities for a whole range of uses such as a home office, gym or even a cheeky cocktail bar, making you the host of choice amongst your friends and family!

Overall, this home is truly a charming, stylish and very comfortable oasis, lovingly designed with family and friends at the forefront. Viewing highly recommended!

**Farrell Heyworth**  
**Sales & Lettings**

Tenure: Freehold  
Council Tax: Band E

**Garstang**  
**7 The High Street**  
**Garstang PR3 1FA**

**Tel: 01995 600666**

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

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.