



**LAWRENCE ROONEY**  
ESTATE AGENTS

3 Fieldings Close, Longton, Preston,

Lancashire PR4 5DG

£530,000

## **3 Fieldings Close, Longton, Preston, Lancashire, PR4 5DG**

**Superb detached family home set within this peaceful cul-de-sac built by Wain Homes offering four bedrooms, two en-suites and a generous rear garden.**

- Executive Detached Property
- Four Bedrooms
- Dressing & En-Suite To Main Bedroom
- Lounge, Dining & Breakfast Kitchen
- Integral Double Garage
- Generous Rear Garden
- Superb Family Home
- Council Tax Band F

Superb detached property, built by 'Wain Homes', situated in the prestigious 'Fieldings Close' cul-de-sac development. This executive family home is positioned within easy reach to Longton village centre with its wide array of amenities, reputable schools and transport links to the city centre. This property offers living accommodation arranged in a flowing floor plan just perfect for modern family life, the highlights being four bedrooms, two en-suites, bathroom, integral double garage and a generous rear garden. The living and private spaces comprise: open storm porch, entrance hall, spacious lounge, dining room, breakfast kitchen, utility room and a useful study. To the first floor a main bedroom has a dressing area with fitted wardrobes and a en-suite shower room, second double bedroom with an en-suite shower room, two further bedrooms and a four piece family bathroom. Outside double width driveway, integral double garage and a generous rear garden. The property is warmed by a gas fired central heating system, benefits from double-glazing throughout and solar roof tiles, to help reduce energy costs. An internal inspection is highly advised to appreciate.

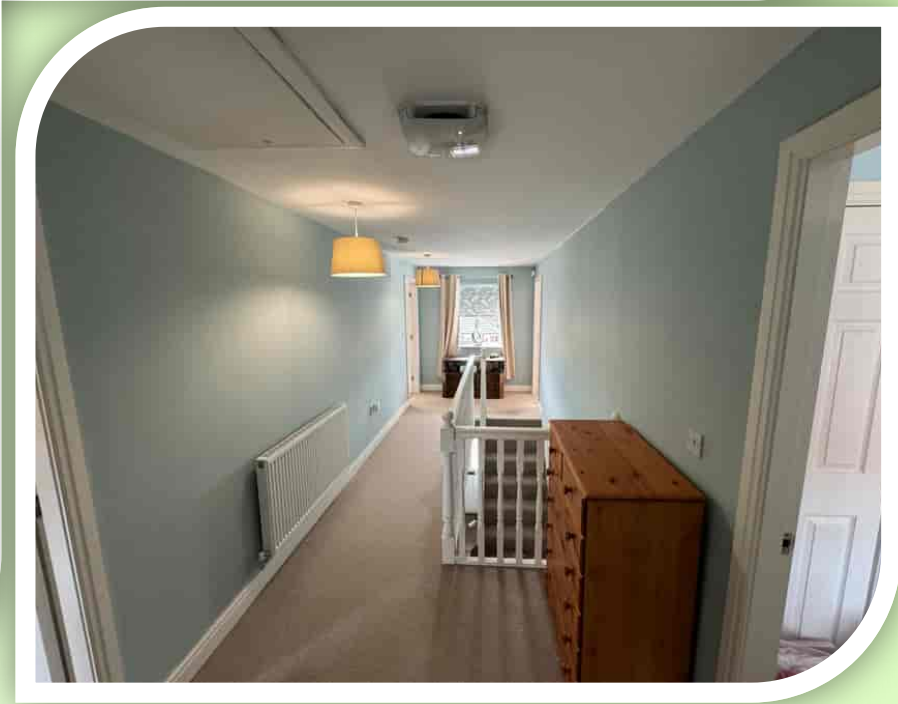




## GROUND FLOOR

The accommodation begins with an open storm porch opening into the entrance hall, having stairway to the first floor with cloakroom under and access to the reception spaces. The bay fronted lounge is the principal reception room, this comfortable room has double doors into the dining room that has double-glazed 'French' doors out onto the rear garden. Next to the dining room is a useful study ideal for those who work from home. The breakfast kitchen is fitted with an extensive range of units with work surfaces to complement, inset sink/drainer, built in double oven, five ring gas hob with extractor canopy over, integrated appliances, double-glazed 'French' doors open onto the rear patio, access into a useful utility room and also a door into the integral garage.







## FIRST FLOOR

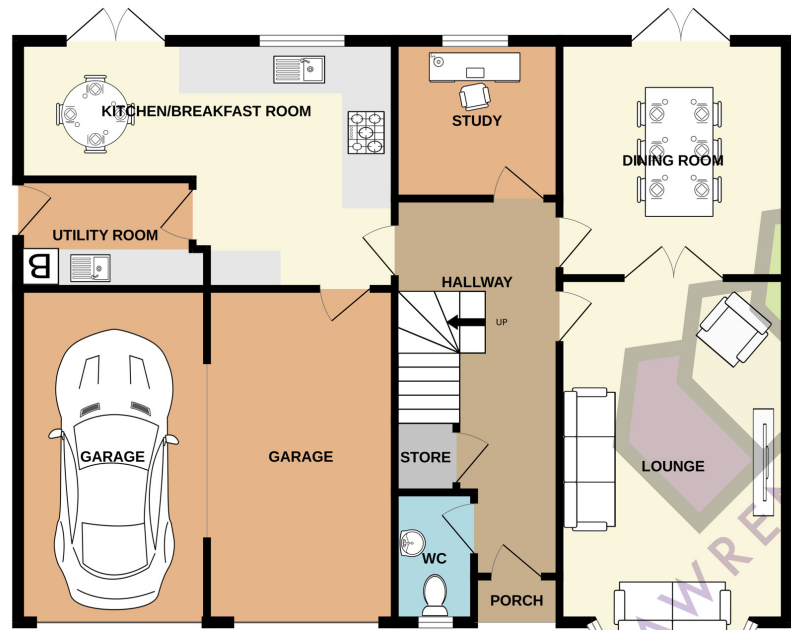
The spacious landing gives access to the private spaces that comprise: generously proportioned principal bedroom having a dressing area with fitted wardrobes and access though into an en-suite shower room. The second double bedroom has the benefit of an en-suite shower room, there are a further two bedrooms and a four piece family bathroom completes the accommodation.



## OUTSIDE

To the front the extensive driveway has ample off road parking and access to the integral double garage. To the rear the generous and fully enclosed garden backs being laid to lawn, paved patio, pathways, fencing to the boundaries and a useful timber shed.

GROUND FLOOR



1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>	90	91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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