



redrose

12 Bramble Court

Penwortham, Lancashire, PR1 9EW

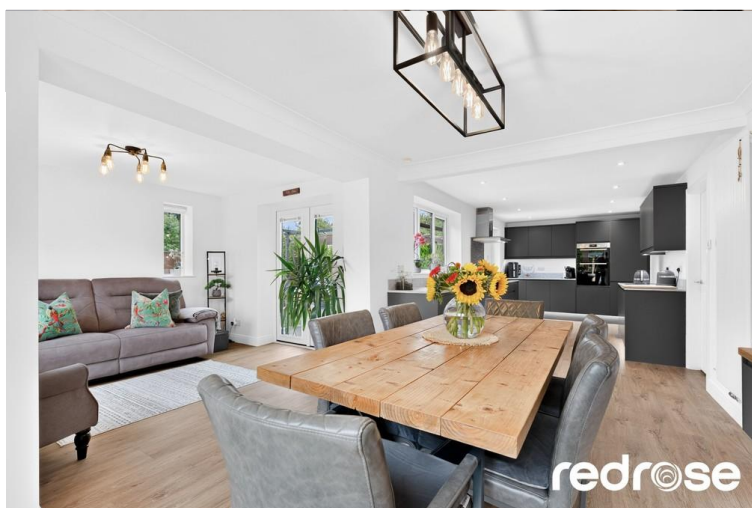
Offers Over £400,000

EPC Rating 'D'

An exquisite four bedroom detached family home in the sought after village of Penwortham, featuring a stunning south facing garden and high specification interiors.

This beautifully modernised property offers versatile living spaces, perfect for contemporary family life and entertaining.





Property Description

Discover this truly exceptional four bedroom detached family home, meticulously modernised to a high specification and offering a luxurious lifestyle in the desirable village of Penwortham. From the moment you arrive, the property exudes contemporary elegance with its stylish façade and welcoming entrance. The thoughtful renovation has created beautifully flowing interiors designed for both relaxation and entertaining.

The ground floor seamlessly blends spacious living areas, including a generous, separate living room perfect for quiet evenings. The impressive open plan kitchen dining sitting area forms the social hub of the home, bathed in natural light and offering direct access to the magnificent south facing rear garden. Upstairs, four well proportioned bedrooms provide comfortable private retreats, complemented by a stylish family bathroom.



Outside, the property continues to impress with its private south facing garden, an ideal backdrop for outdoor enjoyment and family activities. The addition of a versatile garden room provides an excellent space for a home office, gym, or teenage den. With ample off road parking and a location that combines peaceful surroundings with excellent local amenities, this home is perfectly poised for modern family living.

PORCH

HALLWAY

A welcoming entrance featuring modern flooring and a contemporary staircase with glass balustrade leading to the first floor. This area provides access to the ground floor reception rooms and cloakroom, setting a sophisticated tone for the home.

LOUNGE

14' 6" x 13' 10" (4.42m x 4.22m) A bright and spacious reception room, finished with plush grey carpeting and a feature wall incorporating a modern electric fireplace and television recess. A large window overlooks the front aspect, ensuring ample natural light and a comfortable ambience.



DINING KITCHEN

29' 7" x 9' 4" (9.02m x 2.84m) This impressive open plan space is the heart of the home, featuring wood effect flooring throughout. The kitchen area boasts sleek dark grey handleless units, contrasting light worktops, and integrated Bosch appliances. A large window overlooks the rear garden, while the dining and sitting areas enjoy abundant light from multiple windows and French doors opening directly onto the patio.

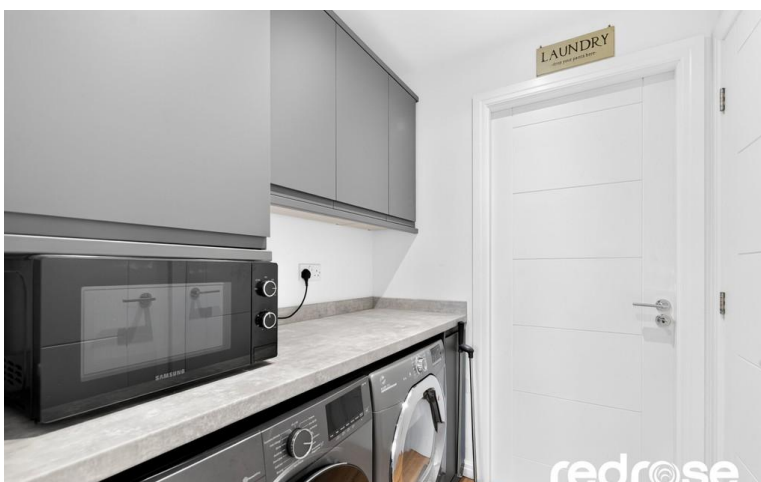


FAMILY ROOM

11' 1" x 9' 0" (3.38m x 2.74m)

UTILITY ROOM

5' 7" x 5' 1" (1.7m x 1.55m) Conveniently located, the laundry room offers practicality with grey wall and base units, a worktop, and space for laundry appliances. It provides essential storage and utility space away from the main living areas.



DOWNSTAIRS WC

5' 6" x 2' 7" (1.68m x 0.79m) A stylish ground floor cloakroom fitted with a modern white two piece suite, including a vanity basin and WC. Contemporary tiling adds a touch of elegance to this essential space.



FIRST FLOOR LANDING

BEDROOM ONE

12' 4" x 10' 9" (3.76m x 3.28m) A generously sized double bedroom located on the first floor, featuring soft grey carpeting and a sophisticated panelled headboard wall feature. A large window offers pleasant views, creating a serene and comfortable retreat.

BEDROOM TWO

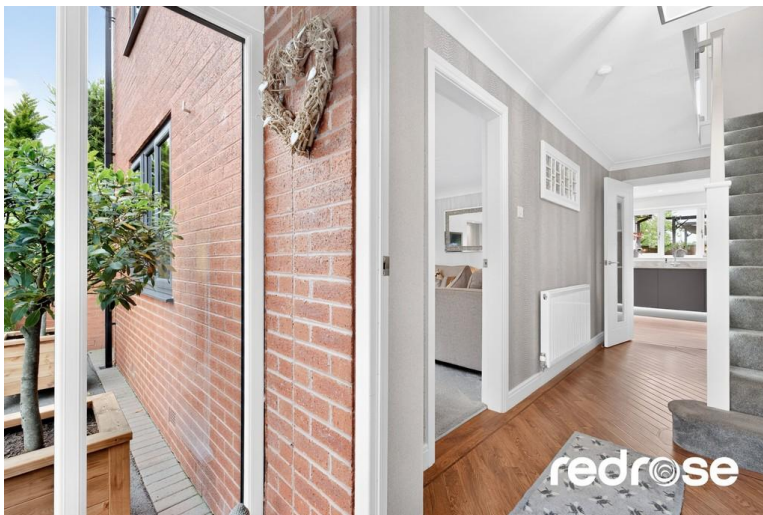
10' 4" x 9' 5" (3.15m x 2.87m) Another well proportioned bedroom on the first floor, finished with neutral decor and carpet. This versatile room benefits from a large window, making it a bright and inviting space suitable for a double bed or as a large single.

BEDROOM THREE

9' 5" x 9' 4" (2.87m x 2.84m) A comfortable single bedroom, currently arranged as a child's room with grey carpeting and a large window. This room provides ample space for a bed, storage, and a desk, perfect for a growing family.

BEDROOM FOUR

16' 11" x 8' 3" (5.16m x 2.51m) This versatile room features a pitched ceiling with a skylight, providing excellent natural light. It is currently utilised as a bedroom and home office, offering flexibility to suit various needs.



FAMILY BATHROOM

9' 9" x 5' 7" (2.97m x 1.7m) A beautifully appointed family bathroom, fully tiled with modern grey ceramics and a mosaic feature wall. It comprises a white three piece suite including a bath, a separate shower cubicle, a contemporary vanity basin, and a WC. A heated towel rail completes the modern finish.

INTEGRAL GARAGE

12' 5" x 8' 3" (3.78m x 2.51m) An integral garage offering secure parking or useful storage, with internal access from the utility area.



GARDEN ROOM

9' 2" x 6' 6" (2.79m x 1.98m) A fantastic addition to the property, this detached garden room features bifold doors opening onto a decked area. Internally, it is finished to a high standard, currently configured as a home office and additional versatile living space.



REAR GARDEN

A standout feature of this property is the beautifully maintained south facing rear garden. It offers a large expanse of lawn, perfect for family games, and a paved patio area ideal for outdoor dining and entertaining. Established hedging and mature plants provide privacy and a picturesque backdrop.

FRONT EXTERIOR

The front of the property provides ample off road parking on a large tarmac driveway. The modern design includes a stylish entrance door and a contemporary garage door, enhancing the property's curb appeal.



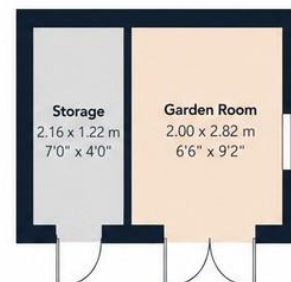
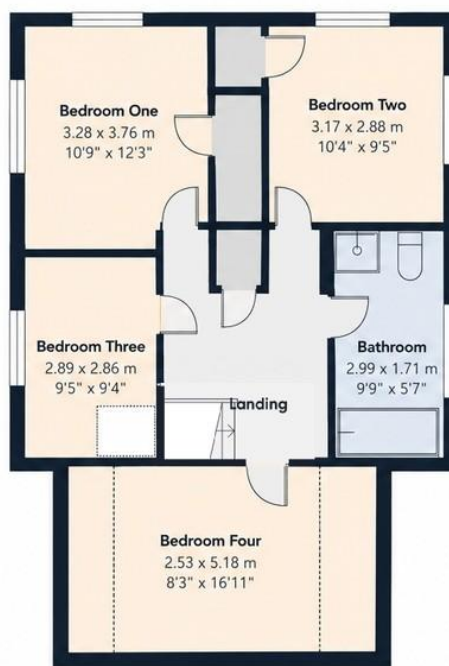
LOCATION

- Shops: Booth's Penwortham, Co op Food, Local independent shops on Liverpool Road
- Leisure: Penwortham Leisure Centre, Hurst Grange Park, Riverside walks along the River Ribble
- Transport: Frequent bus services to Preston city centre, Easy access to A59 and A6 motorways, Preston Railway Station (approx. 2 miles)

MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you to discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





----- Reduced headroom
Below 1.5 m / 5 ft