

# GUILDHALL

SALES & LETTINGS



## 9 Walkford Close

Cottam, Preston, PR4 0QQ

Offers In The Region Of £315,000



Located in the highly sought-after area of Cottam at the end of a quiet cul-de-sac, this beautifully presented four-bedroom detached home offers modern family living with stylish finishes throughout.

The property features a welcoming entrance hallway leading to a spacious lounge with a built-in media wall, creating a cosy yet contemporary feel. To the rear, a stunning open-plan kitchen and dining area provides the perfect social hub of the home, complemented by a separate utility room for added convenience.

Upstairs, there are four well-proportioned bedrooms, all neutrally decorated. The main bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the home boasts a beautifully landscaped rear garden, ideal for relaxing or entertaining. To the front, there is a driveway providing off-road parking, and a detached garage that has been fully converted into a versatile multi-purpose room — currently used as a stylish bar, but equally suited as a home office, gym, or studio space.



Ground Floor

- Hallway 19'8" x 6'2" (6m x 1.9m)
- Lounge 14'9" x 10'5" (4.5m x 3.2m)
- Kitchen/Dining Room 17'4" x 10'9" (5.3m x 3.3m)
- Utility 4'11" x 3'11" (1.5m x 1.2m)
- WC 4'11" x 3'11" (1.5m x 1.2m)

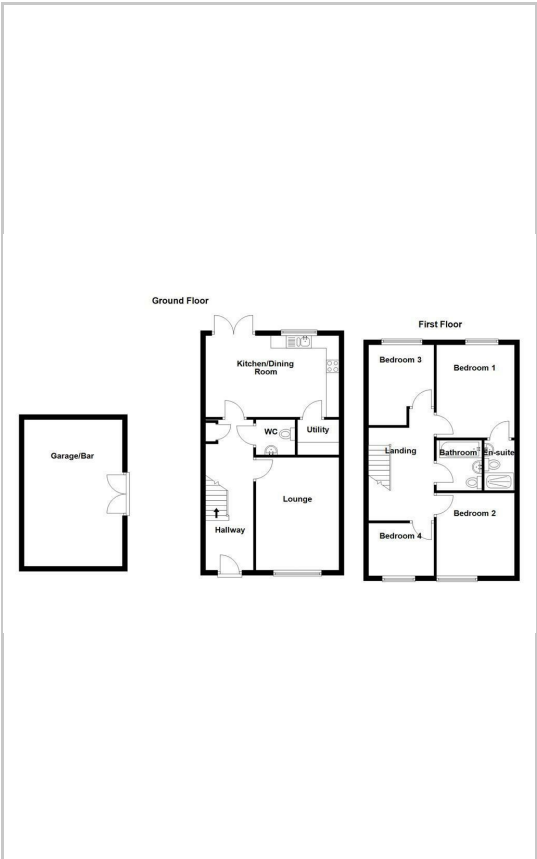
First Floor

- Landing 13'9" x 6'10" (4.2m x 2.1m)
- Bedroom One 12'1" x 10'2" (3.7m x 3.1m)
- En-suite 6'6" x 3'11" (2m x 1.2m)
- Bedroom Two 10'9" x 10'2" (3.3m x 3.1m)
- Bedroom Three 10'5" x 8'6" (3.2m x 2.6m)
- Bedroom Four 7'2" x 6'10" (2.2m x 2.1m)
- Bathroom 6'6" x 5'10" (2m x 1.8m)

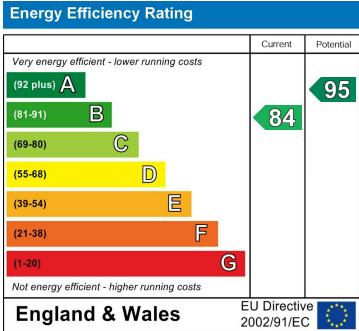
Area Map



Floor Plans



Energy Efficiency Graph



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