

GUILDHALL

SALES & LETTINGS



8 Sharoe Brook Close

, Preston, PR2 7EF

Offers Over £400,000



Nestled in a quiet cul-de-sac in a sought-after area of Fulwood, this beautifully presented four-bedroom detached property offers spacious, modern living inside and out – perfect for families and entertaining alike.

The ground floor features multiple reception areas including a bright front room, a cosy living room, and to the rear, a stylish open-plan kitchen/diner with an additional living space. The kitchen is a standout feature, boasting granite work surfaces, integrated appliances, quooker taps, and underfloor heating, creating a seamless blend of luxury and practicality.

Upstairs, you'll find four generously sized bedrooms and two contemporary bathrooms, offering comfort and flexibility for family life or home-working needs.

Outside, the current owners have transformed the garden into an exceptional low-maintenance outdoor living area. The entire garden has been flagged and landscaped, and includes a bespoke pergola, a fully equipped outdoor kitchen, an impressive garden room and plenty of space for relaxing or hosting guests.

Additional benefits include a garage, a utility area, and excellent access to local amenities, schools, and transport links.



Ground Floor

Entrance Hallway

Kitchen/Dining Room 22'10" x 12'11" (6.98m x 3.94m)

Lounge 15'9" x 11'4" (4.81m x 3.47m)

Utility 8'7" x 6'6" (2.64m x 2.0m)

Garage 11'9" x 8'7" (3.6m x 2.64m)

WC

First Floor

Hallway

Bedroom One 12'5" x 11'9" (3.81m x 3.59m)

En-suite 8'0" x 3'8" (2.45m x 1.12m)

Bedroom Two 14'0" x 9'7" (4.27m x 2.93m)

Bedroom Three 13'0" x 9'3" (3.97m x 2.84m)

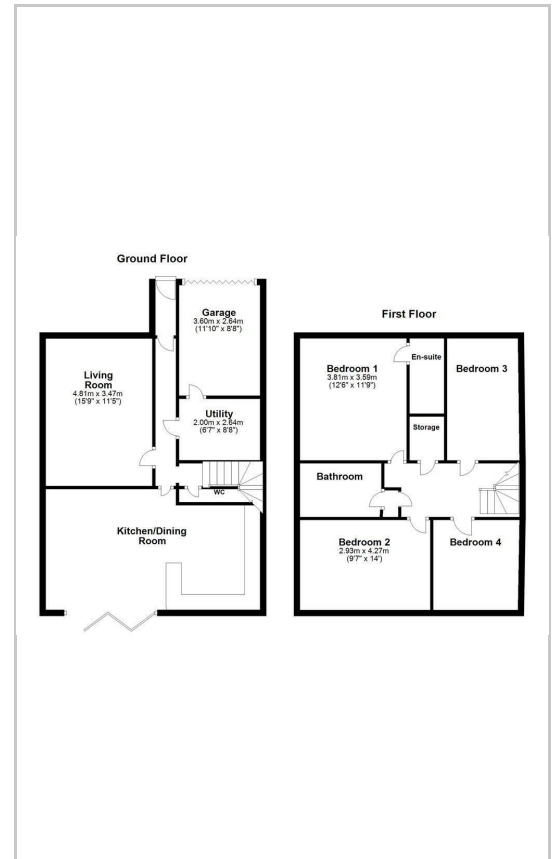
Bedroom Four 9'7" x 9'1" (2.93m x 2.78m)

Bathroom 6'6" x 5'8" (2.0m x 1.75m)

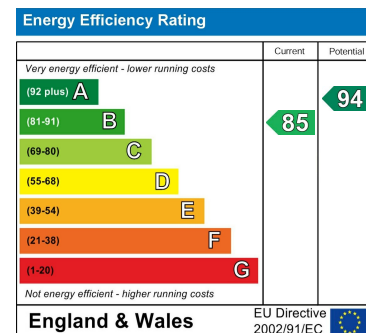
Area Map



Floor Plans



Energy Efficiency Graph



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