

GUILDHALL

SALES & LETTINGS



37 Miller Field

Lea, Preston, PR2 1XB

£300,000



Set in a private plot at the end of a quiet cul-de-sac, this beautifully presented home offers modern family living with a host of premium features and strong travel links nearby. With immaculate interiors, a spacious layout, and a stunning landscaped rear garden, this property is ready to move into.

The welcoming lounge features high quality wood-effect laminate flooring, complemented by curtains and a blind, creating a stylish and homely feel. The space flows into the modern kitchen/diner, designed with bespoke kitchen units, granite worktops, and a waterfall breakfast bar. A full suite of high-spec NEFF appliances is included—micro oven and grill, hide-and-slide drawer, plate warmer, pull-out drawers, integrated bin, and full-length fridge freezer—blending style with functionality.

Opening out from the kitchen, the large conservatory provides an extended living space ideal for dining, entertaining, or relaxing. Finished with matching wood-effect flooring, spotlighting, and patio doors leading directly to the garden, it's an all-season space filled with natural light.



Ground Floor

Lounge 13'1" x 12'2" (4.01m x 3.72m)
High quality wood effect laminate flooring with curtains and blind

Kitchen/Diner 10'7" x 13'6" (3.24 x 4.14m)
High quality wood effect laminate flooring with open aspect leading through to the conservatory. A range of fitted kitchen units, Granite worktops, waterfall breakfast bar and integrated kitchen appliances with high specification and Bespoke features

Conservatory 12'9" x 17'1" (3.91 x 5.22m)
High quality wood effect laminate flooring with patio doors leading to the rear garden and spotlighting

Cinema Room/Study/Bedroom 14'9" x 8'3" (4.52 x 2.54m)
Carpet flooring with built in surround sound, high specification cinema projector with retracting screen*. Full width built in storage to the rear, covered by curtains

WC/Cloak Room
High quality wood effect laminate flooring with 2 piece bathroom suite in white and heated towel rail

First Floor

Bedroom One
Carpet flooring with window to the front elevation and blind

Bedroom Two
Carpet flooring with window to the rear elevation and blind

Bedroom Three
Carpet flooring with window to the front elevation, spotlighting and blind

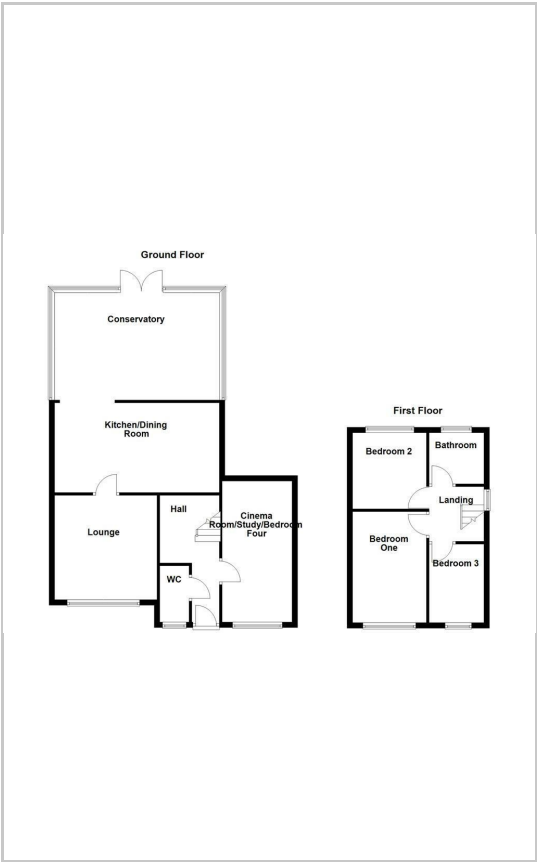
Family Bathroom
High quality vinyl tile flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting and heated towel rail

External
Stunning landscaped rear garden, benefiting from a private South-westerly aspect. Enclosed by panel fencing with Indian Stone patio area, artificial lawn and area for Jacuzzi. Purpose built Summerhouse, currently being used as a bar with power & light. To the front of the property, spacious driveway, capable of accommodating multiple vehicles, positioned towards the end of a quiet cul-de-sac.

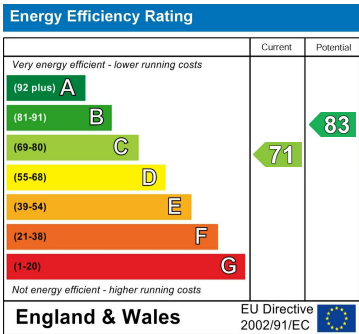
Area Map



Floor Plans



Energy Efficiency Graph



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