GUILDHALL
SALES & LETTINGS



29 Beaminster Avenue

Cottam, Preston, PR4 0QN

Offers Over £290,000

4 | 2 | 1 | B

A beautifully presented four bedroomed detached family home, enjoying an open front aspect with picturesque views over greenery, mature trees and open grassland - situated in the highly sought after area of Cottam!

This impressive property has been thoughtfully upgraded and well maintained by the current owners, offering spacious and versatile living accommodation throughout. Upon entering, you are welcomed by a wide and inviting hallway leading to a bright and comfortable lounge, a convenient ground floor WC, and a full width contemporary kitchen/diner perfect for modern family living and entertaining. The kitchen has been upgraded to a high specification to include a large kitchen island and double larder units, and is complemented by a separate utility room for added practicality.

Upstairs, the property offers four well proportioned bedrooms, including two doubles and two singles. Two bedrooms are positioned at the rear, one benefiting from a private ensuite, while the remaining two are located at the front. A modern family bathroom serves the rest of the household.

Externally, the home continues to impress with a detached single garage, a private driveway with parking for 3 cars, and a recently enhanced south west facing rear garden, featuring a new porcelain patio, lawn and flowerbeds, ideal for family outdoor enjoyment! Additional benefits include a part boarded loft, providing useful storage space.







Ground Floor

Entrance Hallway 19'65 x 6'34 (5.79m x 1.83m)

Lounge 10'83 x 14'42 (3.05m x 4.27m)

Ground Floor WC 5'7 x 4'07 (1.70m x 1.40m)

Kitchen 17'51 x 10'70 (5.18m x 3.05m)

Utility Room 5'18 x 4'18 (1.52m x 1.22m)

First Floor

Landing 14'22 x 6'96 (4.27m x 1.83m)

Bedroom One 12'46 x 10'33 (3.66m x 3.05m)

En Suite 3'93 x 6'72 (0.91m x 1.83m)

Bedroom Two 10'33 x 10'44 (3.05m x 3.05m)

Bedroom Three 7'54 x 7'54 (2.13m x 2.13m)

Bedroom Four 10'77 x 9'91 (3.05m x 2.74m)

Bathroom 6'69 x 6'18 (1.83m x 1.83m)

Detached Garage 12'5" x 21'5" (3.81 x 6.55)

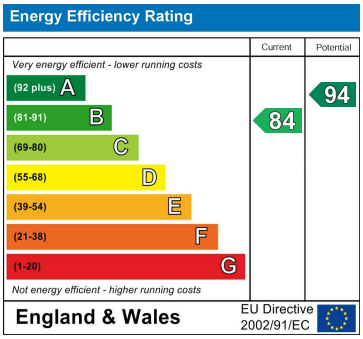
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/