



## 8 Sharoe Brook Close

, Preston, PR2 7EF

Offers Over £410,000



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 )

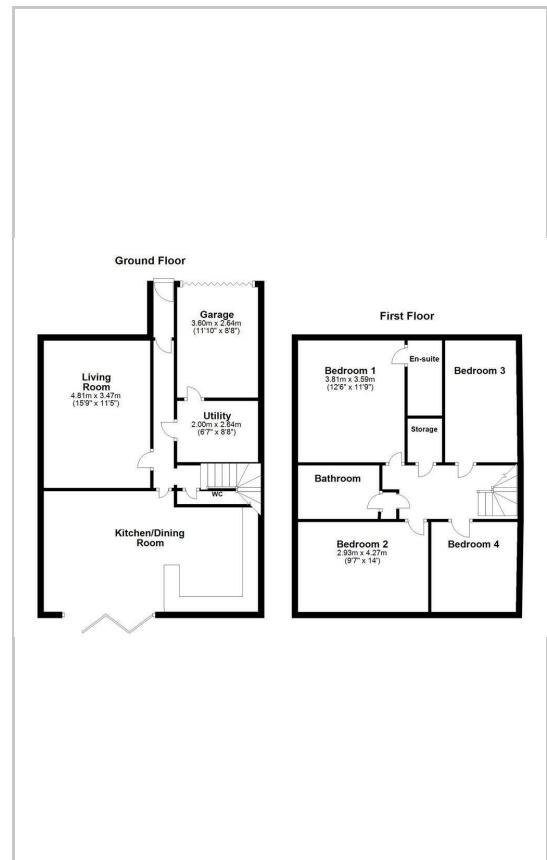
**Bedroom Four** 9'7" x 9'1" (2.93m x 2.78m )

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

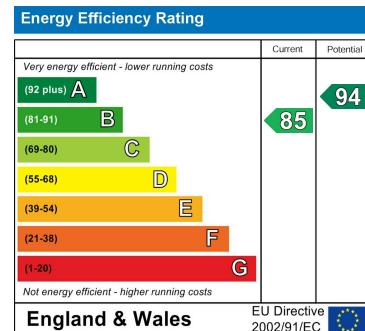
## Area Map



## Floor Plans



## Energy Efficiency Graph



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