

# GUILDHALL

SALES & LETTINGS



## 12 St. Johns Drive

Whittingham, Preston, PR3 2JR

Offers Over £325,000



Situated in the highly desirable village of Whittingham, just north of Preston, this impressive four-bedroom detached family home offers spacious and versatile accommodation extending to a total of 1227.09 sqft, complete with an integrated double garage and generous living space ideal for modern family life.

Upon entering, you are welcomed by a bright entrance hallway with access to a convenient ground floor WC. The spacious lounge provides a comfortable and relaxing setting, perfect for both everyday living and entertaining guests. To the rear, the heart of the home is the superb kitchen/diner, extending the full length of the property and offering ample space for cooking, dining and family gatherings. With plenty of worktop and storage space, this impressive room is perfectly suited to modern open-plan living.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own private ensuite shower room, creating a peaceful retreat. The remaining three bedrooms are ideal for family members, guests, or those working from home, and are served by a contemporary family bathroom.



## Ground Floor

Reception Room One 15'56 x 10'14 (4.57m x 3.05m)

WC 5'57 x 2'95 (1.52m x 0.61m)

Kitchen 25'93 x 7'74 (7.62m x 2.13m)

Entrance Hallway 16'58 x 6'84 (4.88m x 1.83m)

Garage 16'58 x 7'21 (4.88m x 2.13m)

## First Floor

Bedroom One 14'11 x 9'84 (4.55m x 2.74m)

Bedroom Two 11'68 x 10'97 (3.35m x 3.05m)

Bedroom Three 11'62 x 10'97 (3.35m x 3.05m)

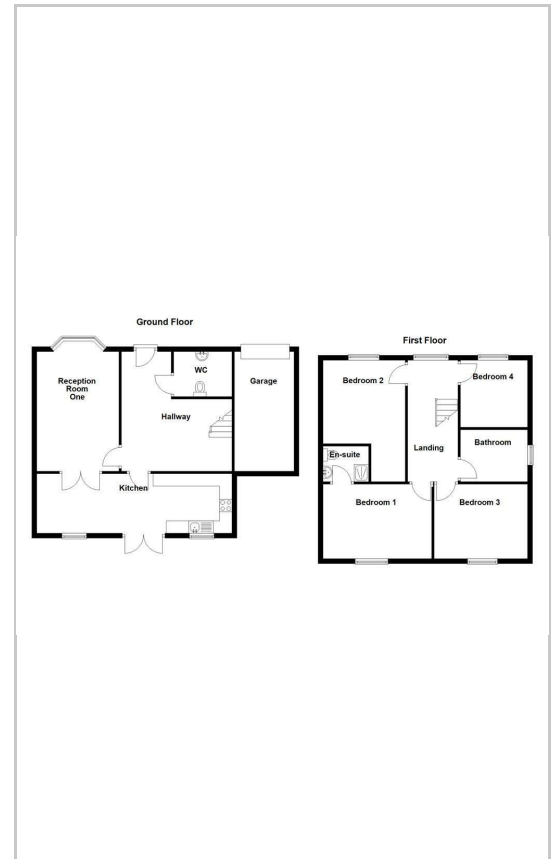
Bedroom Four 8'64 x 8'40 (2.44m x 2.44m)

Family Bathroom 8'37 x 6'46 (2.44m x 1.83m)

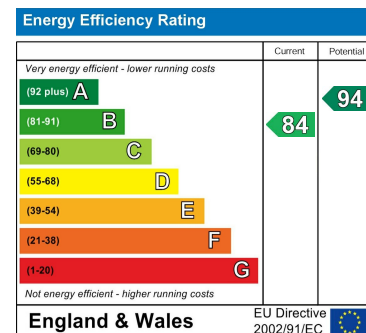
## Area Map



## Floor Plans



## Energy Efficiency Graph



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