

# GUILDHALL

SALES & LETTINGS



## 45 Dukes Meadow

Ingol, Preston, PR2 7AS

Offers Over £325,000



Situated in a quiet and sought-after residential area, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. Thoughtfully extended, the property features a light-filled orangery, perfect for relaxing or entertaining throughout the seasons.

The ground floor boasts a welcoming entrance hall, a generous lounge, separate study/home office, a convenient ground floor WC, and a well-appointed utility room. The heart of the home is the stylish kitchen, opening into the extended living and dining space, creating a sociable hub for family and guests alike.

Upstairs, you'll find four good-sized bedrooms, including a master with en suite, as well as a contemporary family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking and a private rear garden ideal for outdoor enjoyment.





Ground Floor

- Entrance Hall 5'8" x 11'5" (1.75 x 3.5)
- WC 6'6" x 4'3" (2 x 1.3)
- Kitchen 8'2" x 14'9" (2.5 x 4.5)
- Utility Room 6'2" x 7'6" (1.9 x 2.3)
- Living Room 10'7" x 19'8" (3.25 x 6.0)
- Office 13'9" x 7'2" (4.2 x 2.2)
- Dining Room 11'5" x 13'1" (3.5 x 4.0)
- Orangery 21'7" x 10'9" (6.6 x 3.3)

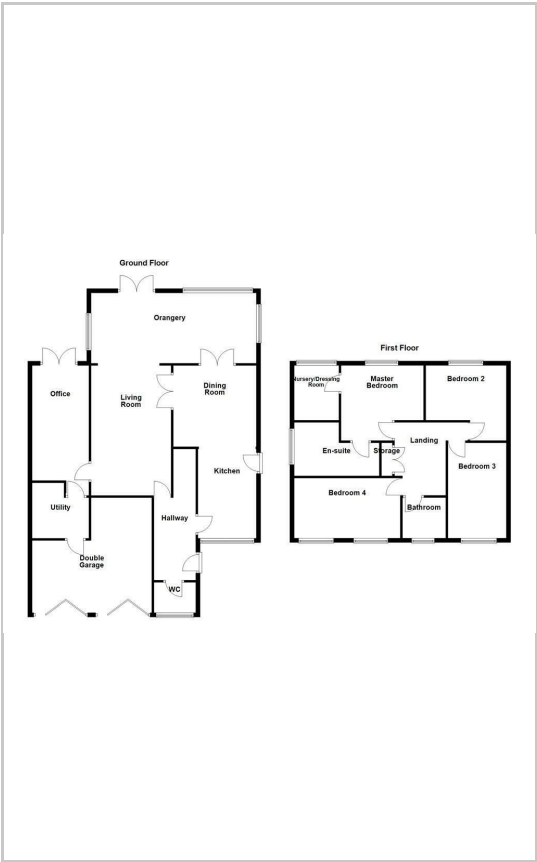
First Floor

- Landing 5'8" x 11'5" (1.75 x 3.5)
- Bedroom one 13'1" x 11'5" (4.0 x 3.5)
- En-suite 8'6" x 6'10" (2.6 x 2.1)
- Nursery / Dressing Room 8'10" x 7'2" (2.7 x 2.2)
- Bedroom Two 9'10" x 16'4" (3.0 x 5.0)
- Bedroom Three 9'10" x 12'5" (from door to window) (3.0 x 3.8 (from door to window))
- Bedroom Four 8'2" x 13'11" (2.5 x 4.25)
- Bathroom 6'6" x 5'10" (2.0 x 1.8)

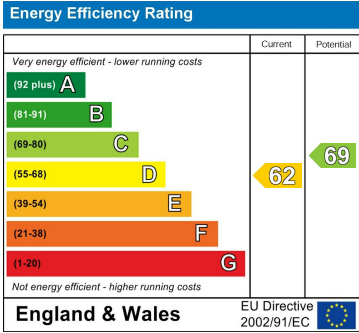
Area Map



Floor Plans



Energy Efficiency Graph



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