



6 Dudley Close, Longton

Preston

Offers Over **£450,000**



6 Dudley Close

Longton, Preston

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Perfect village location
- Four-bedroom recently extended detached family home
- Open-plan living space with garden room, ideal for entertaining
- Versatile ground floor with multiple reception rooms
- Master bedroom with en-suite
- Practical layout including utility room, boot room, and downstairs WC
- Buyer Information Pack and searches available

Entrance

Understairs storage. Window to front.

Kitchen / Living Area

Kevin Roper kitchen, excellent range of units with Belfast sink. Large Breakfast Bar. Pantry cupboard. Space for Gas Range Master cooker.

Living Room

Gas fire. Bay window to front and side.

Garden Room

Vaulted ceiling. Bi-fold doors to rear patio.

Second Reception Room / Dining Room

Window to front.

Utility Room

Plumbed for washing machine and tumble dryer. Sink and storage cupboard for Boiler. Glazed stable door to side. Tiled floor.

Downstairs W.c

Two piece suite comprising of; Pedestal wash hand basin and low level Wc. Door to utility room.





Master Bedroom with Dressing area

Window to side.

En-suite

Three piece suite comprising of; Pedestal wash hand basin, low level Wc and Electric shower.

Bedroom

Bathroom

Three piece suite comprising of; Pedestal wash hand basin and low level Wc. Bath with shower over.

Bedroom

Fourth Bedroom / Office

Boot Room

Boot room accessed from a side door with glazed door leading to the kitchen. Shelving for boots and shoes.

GARDEN

The garden benefits from a shed and a garage/store providing excellent storage for gardening equipment. There is also an attractive pond with a small water feature. The garden sits to the side of the house receiving sunshine for most of the day.

DRIVEWAY

2 Parking Spaces

Cobbled effect driveway with EV charging point accessible.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1541 ft²

143.1 m²

Reduced headroom

27 ft²

2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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