



**10 Regency Gardens, New Longton**  
Preston

**£550,000**



## 10 Regency Gardens

New Longton, Preston

Spacious detached home with open-plan kitchen, versatile reception rooms, four bedrooms, landscaped south facing garden, detached double garage, and flexible living for modern families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Four Bedrooms Including Master with Dressing Room and En-Suite
- Open plan kitchen, dining and living area
- Bi-fold doors to garden with BBQ area and bar under cover
- Detached double garage
- Ample driveway parking
- Field views
- Up-Front Searches Provided – Buyers Information Pack available, helping streamline the purchase and reduce delays

### Entrance Hall

Engineered oak flooring.

### Open plan kitchen

Good range of eye and level units. 1 1/2 composite sink. Integrated dishwasher, fridge freezer and electric oven with extractor over. Oak worktops. Tiled floor. Open plan to dining area.

### Dining room

Double doors to living room. Engineered oak flooring.

### Living Room

Engineered oak flooring. Open to kitchen. Double doors to dining room. Bifold doors to rear and garden.

### Lounge / Music Room

Window to front.

### Utility Room

Good range of eye and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Window and door to side.

### Downstairs Wc

Two piece suite comprising of; Pedestal wash hand basin and WC. Engineered Oak flooring.

### Home Office / Play Room

Window to front.





### **Landing**

Window to side.

### **Master suite**

Fitted wardrobes with dressing area. Window to front.

### **En-suite**

Three piece suite comprising of, dual vanity wash hand basins set on built in oak storage, shower cubicle and WC. Feature heated towel rail. Tiled floor. Window to rear.

### **Bedroom Two**

Window to rear.

### **Bedroom Three**

Window to front.

### **Bathroom**

Four piece suite comprising of; panelled bath, shower cubicle, pedestal wash hand basin and WC. Feature heated towel rail. Part tiled walls. Tiled floor.

### **Bedroom Four**

Window to rear.

## GARDEN

Outdoor BBQ area with bar under cover. South facing garden laid to law with mature trees and field views. Summer house which currently houses hot tub.

## DOUBLE GARAGE

2 Parking Spaces

Currently used as a workshop. Connected to outhouse.

## DRIVEWAY

5 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1890 ft<sup>2</sup>

175.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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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