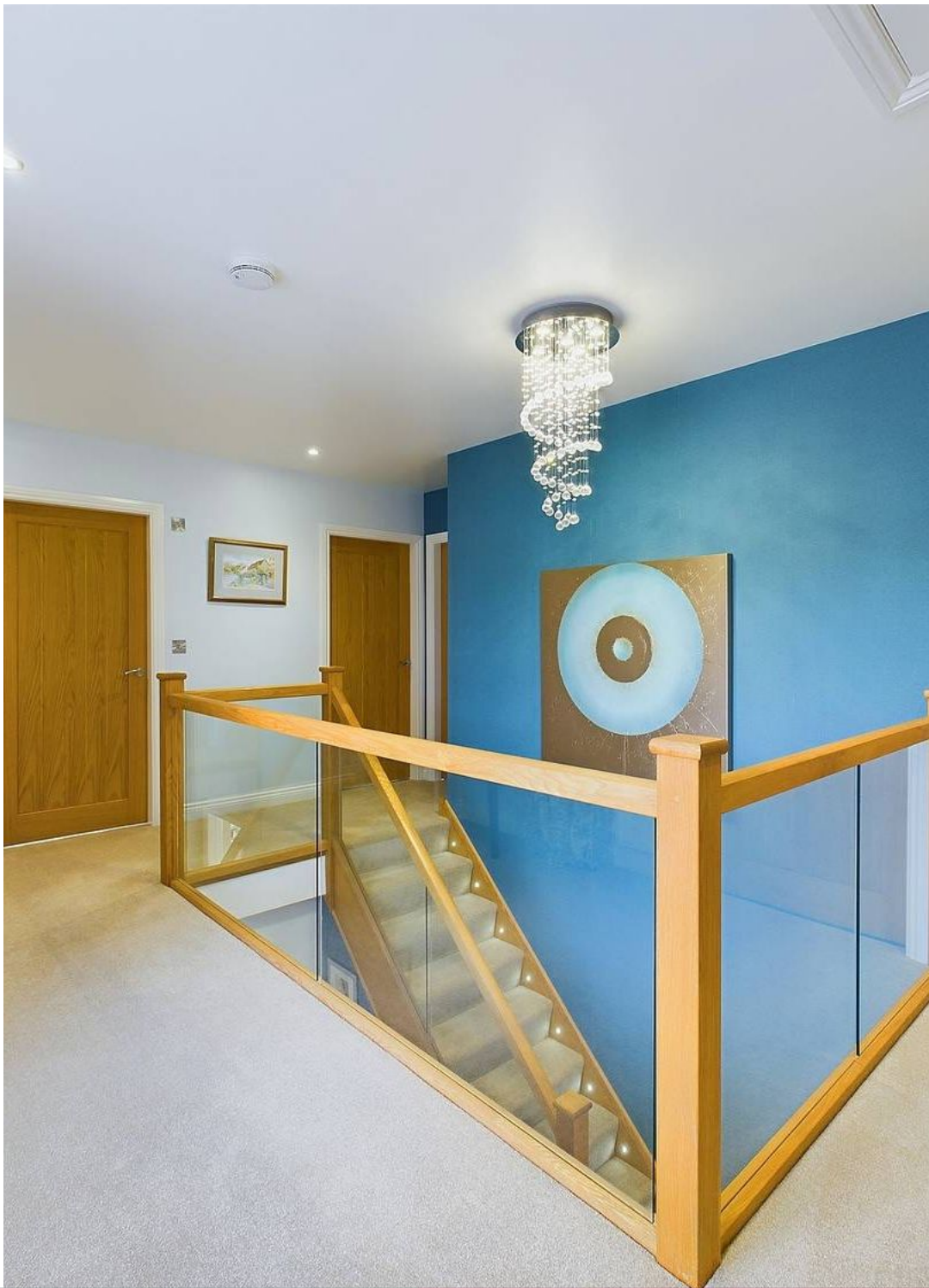




8 Moss Green Close, Hesketh Bank
Preston

Guide Price **£645,000**



8 Moss Green Close

Hesketh Bank, Preston

Luxurious 5-bed detached house in sought-after location. Stunning design, open-plan living, south-facing garden, double garage, elegant and modern living space.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Family Bathroom and a Downstairs Toilet
- Five Double Bedrooms with Two En-suites
- Master Bedroom with En-suite and Dressing Room
- South Facing Garden
- Double Integrated Garage
- Open Plan Kitchen Living Design with Bifolds
- Stunning Galleried Landing Flooded with Natural Light, Enhancing Space and Openness
- Immaculately Presented Throughout

Entrance Hallway

Understairs storage. Vinyl feature flooring.

Open Plan Kitchen/ Living

Large open plan kitchen leading to sitting area with excellent range of eye and low level units including: inset stainless steel 1 1/2 sink with 'Quooker' tap and stone worktops. Additional seating with wood featured breakfast bar. Integrated appliances include: wine cooler, fridge/freezer, dishwasher, single oven with built in microwave, induction hob and extractor fan. Window and two Bi-folds to rear. Vinyl floor.

Sitting Area

Sitting area leading from the kitchen. Vinyl floor. Window to rear.

Utility Room

Excellent range of eye and low level units including -1 stainless steel sink. Space plumbed for washer/dryer with additional space for fridge/freezer. Vinyl floor. Door to side. Window to rear.

Lounge

Log burner set in feature fireplace with wood mantel piece. Window to front.

Downstairs W.C.

Free standing vanity unit. W.C. Feature heated towel rail. Part tiled walls. Vinyl floor.

Sitting Room

Window to side.

Dining Room

Vinyl floor. Window to side.





Landing

Large galleried landing. Large storage cupboard.

Master Suite

Master bedroom with En-suite and dressing room. Window to front.

Master En-suite

Three piece suite including walk in shower (mains supply), wall mounted hand wash vanity unit and . W.C. Feature heated towel rail. Fully tiled walls and floor.

Dressing Room

Window to rear.

Bedroom Two

Fitted wardrobes. En-suite. Window to side.

Bedroom Two En-suite

Three piece suite including walk in shower (mains supply), wall mounted hand wash vanity unit and W.C. Feature heated towel rail. Fully tiled walls and floor.

Bedroom Three

Window to rear.

Bedroom Four

Fitted dressing units and wardrobe. Window to rear.

Bedroom Five

Window to rear.

Family Bathroom

Five piece suite including Walk in shower (mains supply), free standing bath with tower tap and hand held shower attachment, hand wash vanity unit, W.C. and bidet. Feature heated towel rail. Fully tiled walls and floor. Window to side.

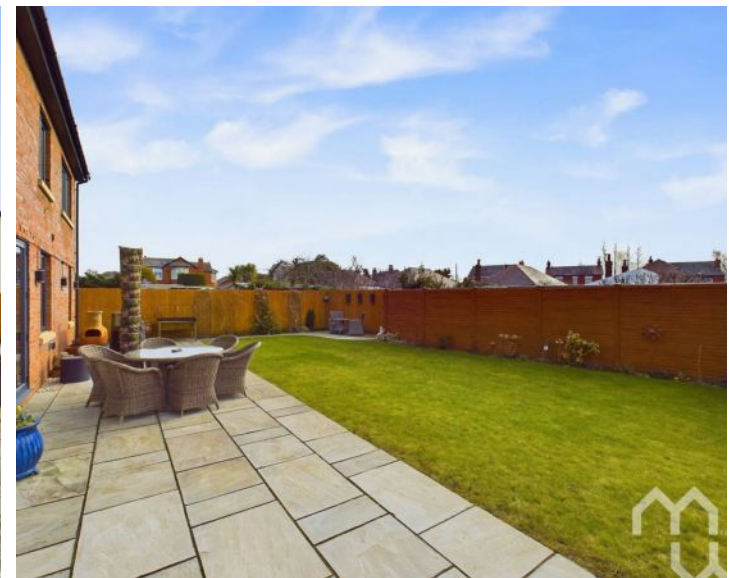
GARDEN

Rear garden with lawn, Bifold doors opening to a patio ideal for outdoor dining and entertaining, with a patio area either side of the lawn.

DOUBLE GARAGE

5 Parking Spaces

To the front, a spacious driveway leads to a double garage, featuring an electric charging point on the right-hand side.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

2536.2 ft²

235.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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