

£475,000



Armitstead
Barnett

Chestnut Drive, Elswick, Preston, PR4 3GP





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Asking Price £475,000

- Extended with additional seating area
- Three double bedrooms with en-suites
- Dressing areas to master and bedroom two
- High-spec kitchen with integrated appliances
- Landscaped rear garden with porcelain tiled paving
- Double garage and driveway parking
- Sought-after Elswick village location
- Built by Kingswood Homes



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A beautifully extended and high-specification detached home in one of Lancashire's most desirable villages.

Positioned on a quiet cul-de-sac in the picturesque village of Elswick, this impressive three-bedroom detached home has been designed and finished to an exceptional standard. Built by Kingswood Homes, whose mission is to create *high-quality, sustainable homes in vibrant communities*, the property combines thoughtful layout, premium fixtures, and stylish living spaces tailored for modern family life.

The current owners have enhanced the original design by adding a single-storey extension, creating a fantastic additional seating area—ideal for relaxing, entertaining, or as a versatile space for everyday living.

Internally, the home offers well-planned accommodation throughout. Upon entering the spacious entrance hallway, you're immediately struck by the quality and attention to detail. The open-plan kitchen and dining space is the hub of the home, fitted with integrated appliances and finished to a superb standard. From here, the layout flows into the extended family/seating area, with views over the rear landscaped garden, and a separate lounge offers a more intimate setting for cosy evenings in.





Upstairs, there are three double bedrooms, each with its own en-suite bathroom. The master bedroom and second bedroom further benefit from dressing areas, providing excellent storage and a touch of luxury.

Externally, the rear garden has been professionally landscaped, featuring a lawn, planted borders, and contemporary porcelain tiles paving—a lovely space for outdoor dining or family enjoyment. To the front, there is a large double garage and private parking for two vehicles.

Located just 8 miles from Garstang, Elswick is a thriving and attractive village with a recently opened village green, two popular pubs, local shops, and recreational facilities. The area is well connected, with easy access to the M6 and M55, making it ideal for commuting to Preston, Blackpool, or further afield.

This is a rare opportunity to secure a turn-key family home in a sought-after village location, combining quality build, clever design, and an outstanding setting. Viewing is highly recommended to appreciate everything this property has to offer.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Service Charge: There is a service charge payable annually for common areas of approximately £200.

Parking allocated and number of spaces : Large double garage and driveway parking.

Construction Type : Brick and block with tiled roof .

Building Safety : No issues known.

Restrictive Covenants : No caravans or large trailers are permitted to be parked on the driveways. No other restrictions are known.

Listed building : The property s not listed.

Conservation Area / AONB : The property is not situated in a conservation area or AONB.

Easement, and Wayleaves or Rights of Way : There are none known to affect the property.

Footpaths / Bridleways : There are none known to affect the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : There are none known to affect the property.

Planning Consents affecting the property : There are none known to affect the property.

Accessibility adaption information : N/A

Coal field / mining area : There are none known to affect the property.

Communications :

Broadband: Ultrafast broadband is available in the area

Mobile signal: EE, O2, Three and Vodafone are available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///stood.means.pavilions

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

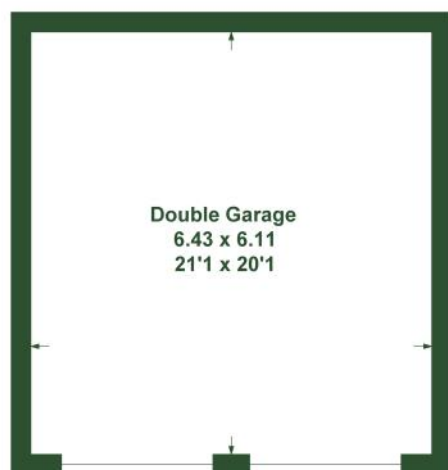
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

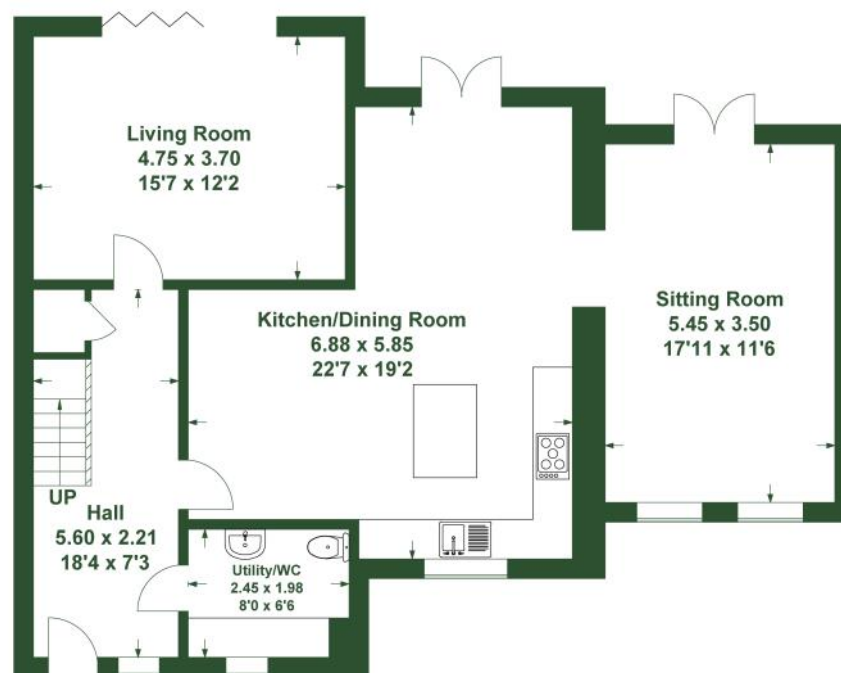
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 160.49 sq m / 1728 sq ft
 Garage : 39.28 sq m / 423 sq ft
 Total : 199.77 sq m / 2151 sq ft

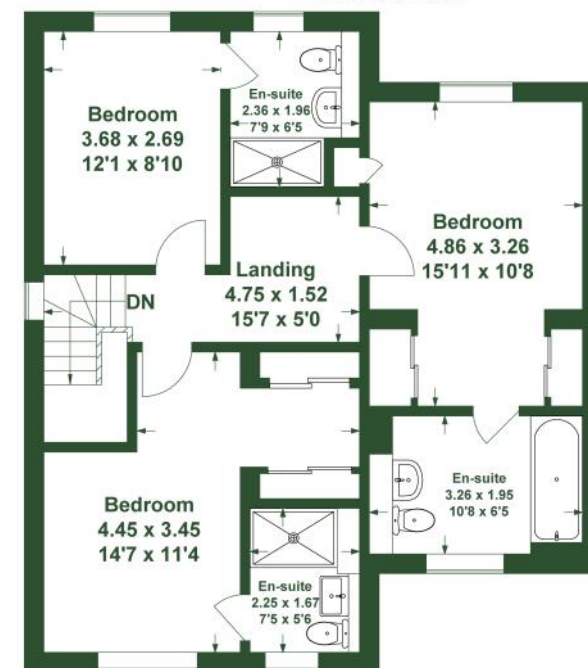
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Garage



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		85 B	92 A



Armitstead Barnett

abarnett.co.uk



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

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