



Juniper Drive, Cottam, PR4 0EE

Asking Price £485,000





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4 Bedrooms



2 Bathrooms

-
- Built by Story Homes in 2022
 - Four bedroom detached Jefferson house type
 - Open plan kitchen, dining and family room
 - Quartz kitchen worktops and separate utility
 - Lounge with feature fireplace
 - Separate study or snug
 - Landscaped gardens with porcelain paving
 - Attached double garage and driveway parking





Built by Story Homes in 2022, this four bedroom detached Jefferson house type offers well proportioned accommodation for family life. Its current owners have enhanced the original specification with quartz kitchen worktops, oak internal doors, feature fireplace in the lounge and landscaped gardens. An attached double garage, a separate study or snug and four double bedrooms add to the home's flexibility.

The open plan kitchen, dining and family room is the heart of the house, with space to cook, eat and spend time together. Quartz worktops give the kitchen a smart finish, while a separate utility room provides a practical place for laundry and household tasks. A ground floor WC sits conveniently off the hallway. All complemented by LVT Amtico flooring.



The separate lounge provides a quieter place to relax with a feature fireplace creating a lovely focal point to the room. The study or snug offers further choice: it could be used as a home office, playroom or second sitting room.



Upstairs, the main bedroom is complemented by fitted wardrobes and an en-suite shower room. Three further double bedrooms are served by the family bathroom, giving households room to accommodate guests or work from home. The owners have also upgraded floor to ceiling tiles to both bathrooms.

Outside, the front and rear gardens have been landscaped, with a porcelain tiled area creating a relaxing seating area in the rear garden. Driveway parking leads to the attached double garage, which provides useful space for vehicles and storage with an electric vehicle charger point

Waterside sits on the edge of Cottam, close to the canal and within reach of local shops, schools and leisure facilities. The Preston Guild Wheel offers opportunities for walking and cycling, while Preston city centre provides a wider choice of shops, restaurants and entertainment. For travel further afield, the M55 and M6 are accessible, and Preston railway station offers services to Manchester, London and Edinburgh.



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. An annual cost of £86.02 is payable into LSL Estate Management Ltd.. The property benefits from a 10 year structural warranty which commenced 3/22.

Parking allocated and number of spaces : Double garage & double driveway- EV charger

Construction Type : Brick & Block

Building Safety: N/A

Restrictive Covenants : See PIQ-6.1.5- Any major developments to be authorised by developer (Extensions etc)

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

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

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : Buyers must carry out their own due diligence regarding any nearby developments via Preston Planning Portal

Accessibility adaption information : Step free front access.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Virgin Media, Openreach are available in the area. EE may be available.

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

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

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

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead 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: Preston City Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : fronttoastfoam

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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

Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Date photographs taken : September 2026

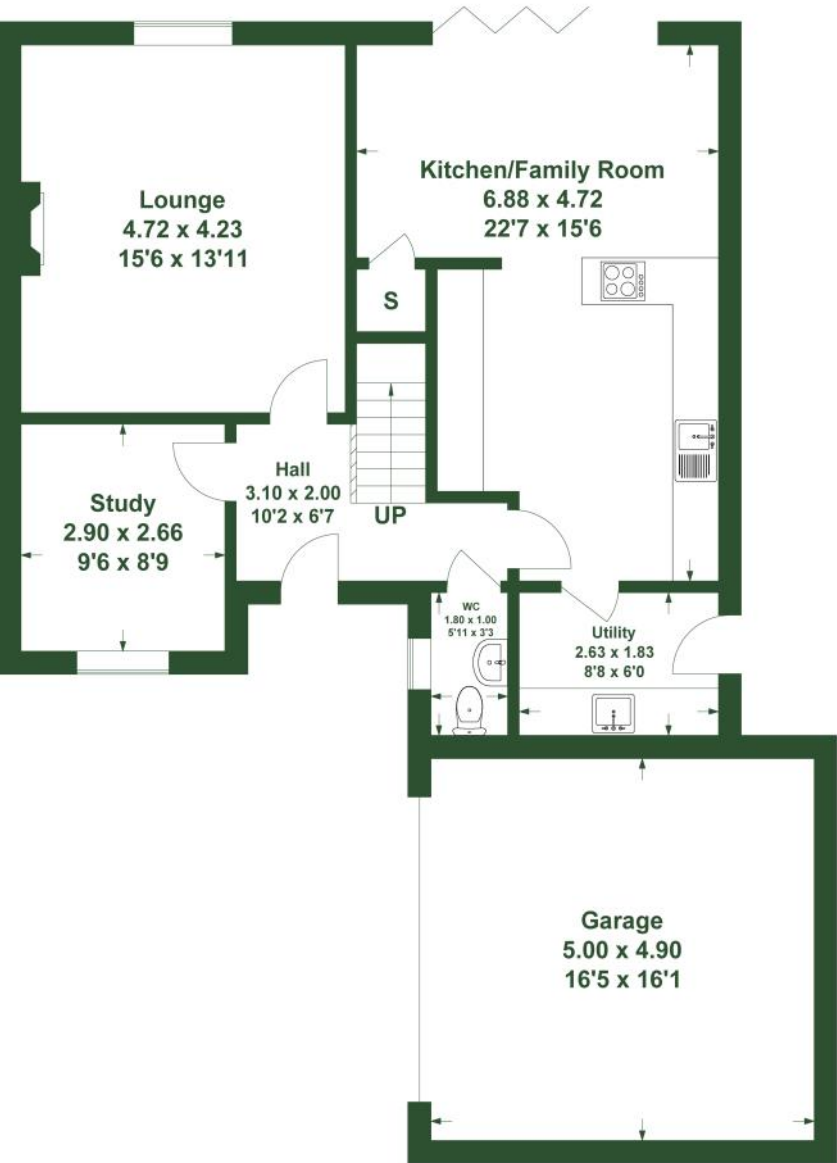
SUBJECT TO CONTRACT



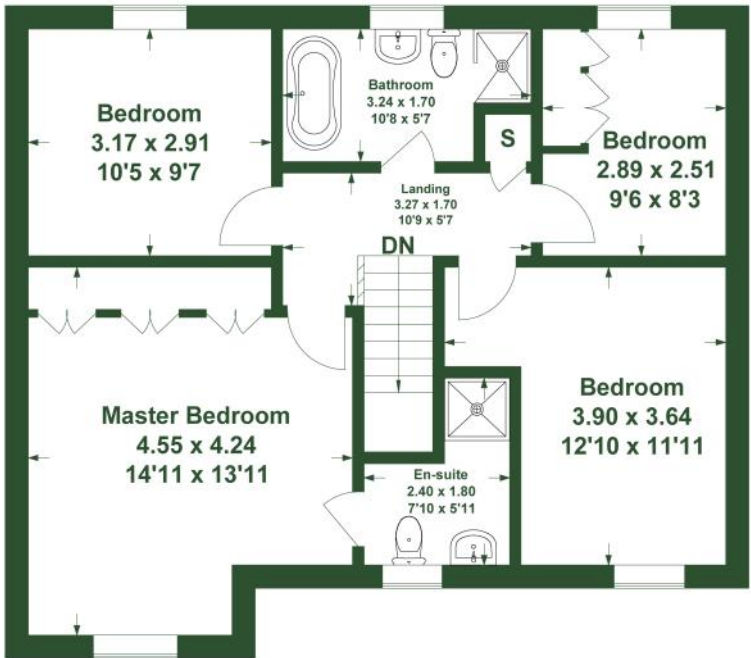
Approximate Gross Internal Area : 137.42 sq m / 1479 sq ft
Garage : 24.50 sq m / 264 sq ft
Total : 161.92 sq m / 1743 sq ft



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



Ground Floor



First Floor

Amritstead 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 Amritstead 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 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 Amritstead 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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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