



Plot 54 Breacla, Lancaster, LA1  
4NU

Plot 54 Breacla, , Lancaster

## *The property at a glance*

5  3  2 

- Detached New Build Family Home
- Five Spacious Double Bedrooms
- En-suite & dressing room to Master
- Two Family Bathrooms
- Utility/Boot room with external access
- High Spec design
- Living room, study, family room, dining room and Kitchen
- Designed for Luxury family living
- Freehold
- EPC TBC, Council Tax band TBC



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £699,000

# Get to know the property



More than just a 5 bed...

Introducing our largest and most luxurious home. This 5-bedroom home is designed to offer an exceptional living experience with space, style, and versatility. Downstairs, you'll find the perfect family layout, including a living room, study, family room, dining room, and a well-equipped kitchen, along with a utility/boot room and separate toilet for added convenience.

Upstairs, enjoy a welcome lobby with stunning floor-to-ceiling windows, creating a light-filled haven perfect for a cozy reading nook or relaxing space. The upper floor also includes two family bathrooms and four spacious bedrooms, one of which features a large dressing room for added luxury and practicality. The en-suite serves the master bedroom, creating a private retreat.

Five spacious double bedrooms with one en-suite and a large dressing room

Two family bathrooms for added convenience

Living room, study, family room, dining room, and kitchen – offering versatile living spaces

Utility/boot room with external access

Separate downstairs toilet

Light-filled welcome lobby with floor-to-ceiling windows, perfect for a reading nook

Designed for luxury family living with exceptional space and style



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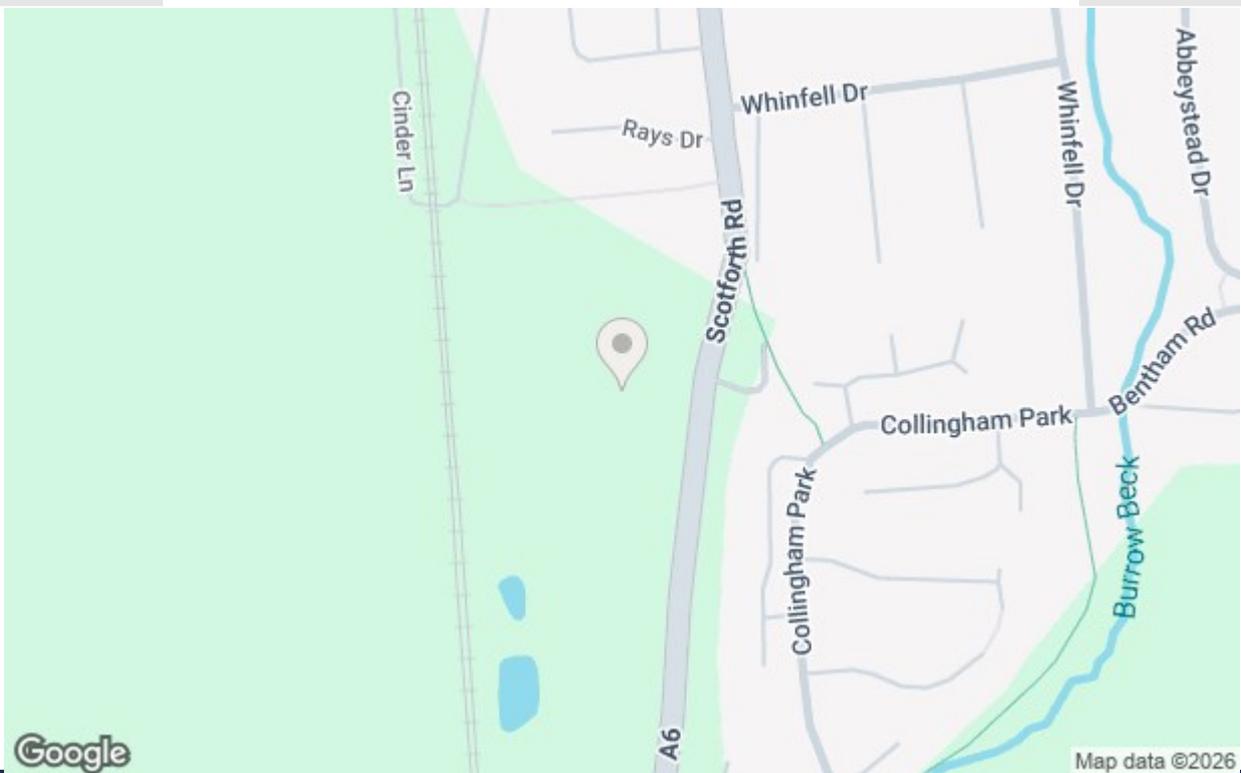
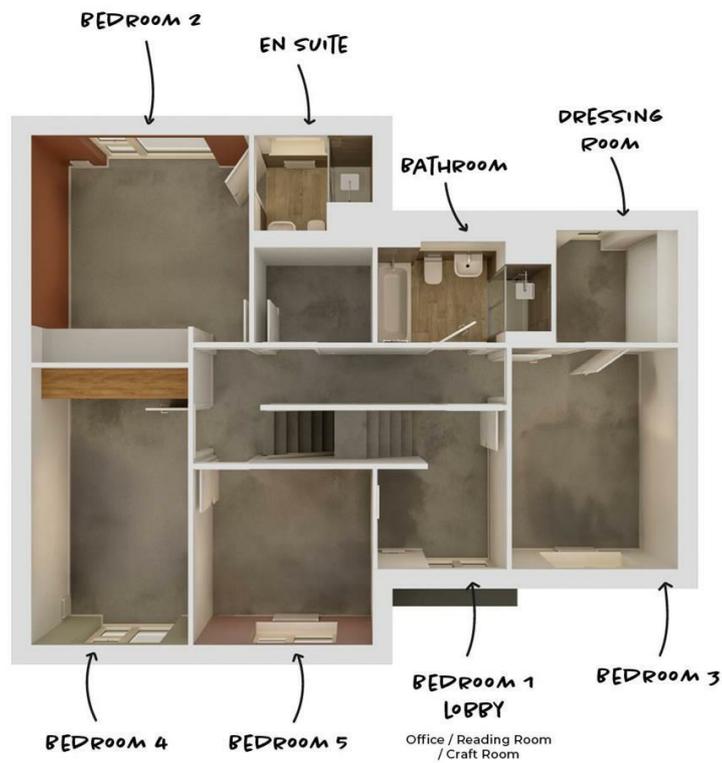
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/93/EC		<b>England &amp; Wales</b>	EU Directive 2002/93/EC	