



106a Higher Lane, St. Helens, WA11 8AZ

£1,200,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents an extraordinary opportunity to own this flawless five-bedroom, detached, self-built, executive family residence, nestled in the tranquil beauty of rural Higher Lane in Rainford. This newly constructed, luxurious property has been meticulously designed to the highest standards, spanning three levels and captivating from every perspective, with a stunning bespoke American Oak central staircase serving as its centerpiece, an array of smart technology and sustainable living.

The ground floor is meticulously arranged to seamlessly blend entertainment areas with spaces for relaxation. Three expansive reception rooms offer versatility, accompanied by a spacious 37-square foot open-plan family dining kitchen. The kitchen boasts top-of-the-line integrated NEFF appliances and central feature island. This state-of-the-art kitchen flows into a sunlit living area, enhanced by impressive sliding patio doors. The living space effortlessly extends outdoors through multiple sets of fully opening sliding patio doors, leading to a premium sandstone patio terrace that envelops the property, creating a seamless transition between indoor and outdoor living. On the first floor, four luxurious double bedrooms await, each meticulously appointed with lavish en-suite bathroom facilities. Ascending to the second floor, you'll discover bedroom five with its own en-suite, alongside two additional rooms, offering versatile potential for various needs.

In addition to these remarkable features, this exquisite property boasts an extensive array of smart home technology. A full smart house system is seamlessly integrated, with a controlling iPad stationed on the kitchen worktops, enabling centralised management of various functions. Lutron lights illuminate all rooms, while individual heating controls ensure personalized comfort throughout. A surround sound system provides immersive audio in every corner, complemented by comprehensive CCTV surveillance.

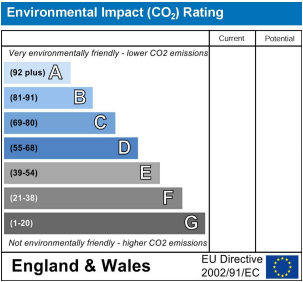
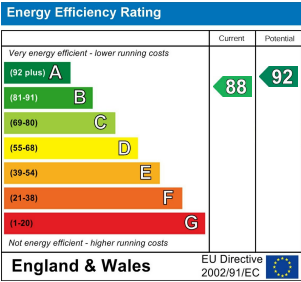
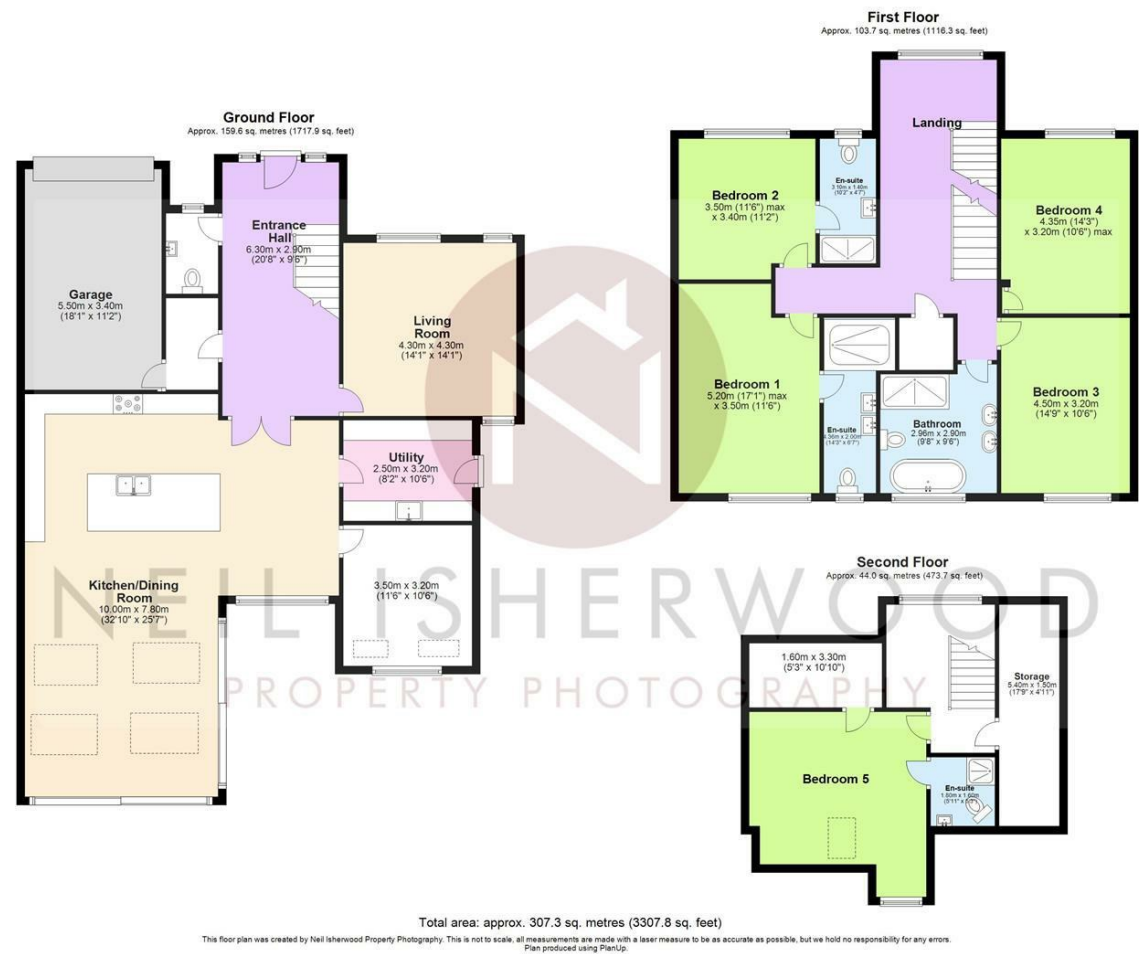








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