



Parkhurst Avenue, Clayton-Le-Woods

Offers Over £425,000

Ben Rose Estate Agents are delighted to offer this stunning and immaculately presented four-bedroom detached home with No Chain, perfectly positioned within a highly sought-after development. This exceptional home, a Redrow 'The Shaftesbury' build, built in 2022, is ideal for families, boasting a prime location with an array of shops, restaurants, and essential amenities just a short distance away. Outstanding transport connections further enhance its appeal, with easy access to the M6, M61, and M65 motorways providing swift travel to Preston, Bolton, and Manchester. Full fibre internet connectivity ensures modern convenience, and early viewing is strongly recommended to avoid disappointment.

Upon entering, you are greeted by a bright and spacious entrance hall, complete with under-stair storage and access to the majority of the ground floor rooms. At the end of the hall sits a convenient WC fitted with a stylish vanity unit and an LED-lit mirrored cabinet with charging capabilities. To the left of the hall, the lounge offers an impressive sense of space, stretching the full length of the home and featuring large dual-aspect windows that flood the room with natural light. The lounge also benefits from LED colour-changing lights and an aerial point, as well as an Ethernet connection, ensuring both comfort and practicality.

To the right of the entrance hall, you will find the heart of the home: an expansive open-plan kitchen, dining, and family room. The modern kitchen is designed to the highest standard, offering ample work surfaces and storage, as well as chrome switches and sockets, USB charging points, and high-quality integrated appliances. This versatile space easily accommodates a large family dining table alongside additional furnishings or a sofa set, creating an ideal environment for both entertaining and everyday living. Dual-aspect windows and a patio door lead directly out to the rear garden, enhancing the sense of light and openness.

From the kitchen, there is access to a well-sized utility room, complete with additional worktops, a sink, space for a washing machine and dryer, and external access to the driveway. Ethernet and aerial points are installed throughout, ensuring seamless connectivity.

Upstairs, the property continues to impress with four generously sized double bedrooms. Three of these feature beautifully fitted wardrobes, while the master bedroom stands out as a particularly luxurious retreat, complete with fitted wardrobes and a contemporary en-suite bathroom. The en-suite boasts a fully tiled finish, a modern three-piece suite with a walk-in shower, a vanity unit, and an LED-lit mirrored cabinet with built-in charging, as well as underfloor heating with digital controls for ultimate comfort.

Bedroom four is currently utilised as a home office, making it ideal for remote working with each bedroom benefitting from LED colour-changing lights, an aerial point, and an Ethernet connection. A spacious landing with an airing cupboard and a fully tiled four-piece family bathroom completes the first floor featuring a vanity unit and an LED-lit mirrored cabinet with power for charging.

Externally, the home occupies a generous plot with a private driveway that accommodates two cars and leads to an oversized single detached garage. The garage, currently used as storage and a home gym, is fitted with Amtico flooring and an electric remote-controlled door. Additional conveniences include hard-wired outdoor security lighting, an external garden power socket, and an outside tap. Gated access from the driveway leads to the rear garden, which is primarily laid to lawn with some flagged areas, tall fencing for privacy, and the added benefit of not being directly overlooked.

This remarkable home is further enhanced by Hillary's blinds fitted throughout, Karndean flooring across the entire ground floor, and remote heating controls via an app for modern living convenience. Combining elegant design, contemporary features, and exceptional attention to detail, this property offers an outstanding opportunity for those seeking a stylish and well-connected family home in a very desirable development.

There is also 7 years left on the 10 year NHBC warranty, allowing for peace of mind for any purchaser.







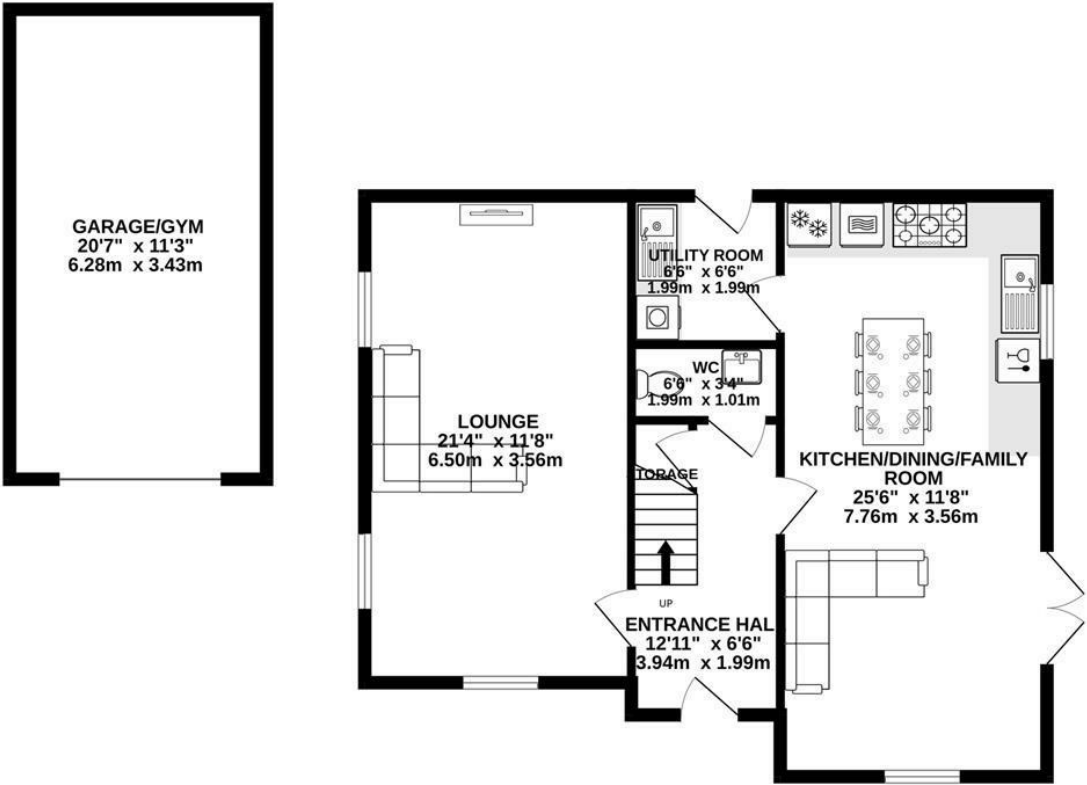




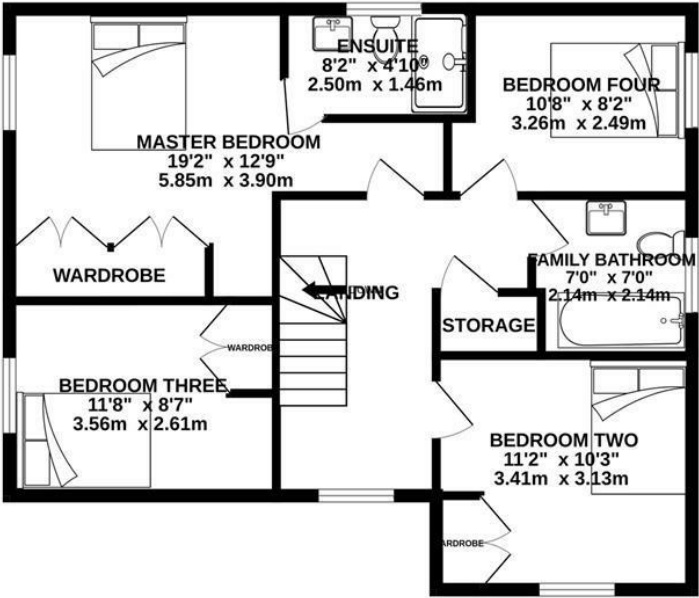


BEN ROSE

GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			EU Directive 2002/91/EC 

