



## Eaves Lane, Woodplumpton, Preston

**Offers Over £799,995**

\*FIVE PLOTS IN TOTAL - ONLY TWO PLOTS REMAINING!!\*\*NOW TAKING EARLY INTEREST!!\*

\*PROPERTY CURRENTLY UNDER CONSTRUCTION. PHOTOS DO NOT REPRESENT FINAL PRODUCT\*

The Stables Development - Plot 3

Ben Rose Estate Agents are pleased to present to market this immaculate, detached home situated in the picturesque landscape of Woodplumpton, Preston. The Stables is an exclusive new development of only 5 luxurious, future-proof homes in a rural setting. Here we have Plot 3 - a five-bedroom property set over three floors and offers incredible views of the surrounding countryside. Built by a local renowned builder and developer, this home offers all the modern amenities and convenience you could ever need.

As you step inside, you're greeted by a reception hall with an open staircase and under stair storage, setting the tone for the elegance and functionality of the home. To the front, a lounge offers a versatile space from a study to a cinema room. Moving to the rear of the property, you'll find the stunning open-plan kitchen/dining room. This beautiful space is split into three main zones, all bathed in natural light throughout the day. The kitchen area will feature all modern appliances including a Rangemaster oven, Belfast style sink with Quooker tap, wine fridge, and finely crafted pantry cupboards. The central island offers ample worktop space and a breakfast bar for four people. The utility room is located just off providing additional convenience as well as internal access to the garage. There is also an additional reception area off the kitchen that will feature a bespoke media/entertainment wall with storage included, ideal for cozy evenings or entertaining. The dining zone offers space for a large family dining table with bi-folding doors opening to the garden. A downstairs WC completes the rooms on this floor. Underfloor heating fitted throughout all the floors via an air source heat pump provides comfort throughout.

Ascending to the first floor, an open landing with a window spanning all three floors provides a grand entrance. Four double bedrooms are located on this floor, all offering comfortable living spaces. Bedroom two boasts a private en-suite shower room, perfect for guests. Bedrooms two, four and five all offer stunning aspect views of the surrounding countryside. Bedroom five presents the opportunity for a home office. A luxurious four-piece family bathroom with a freestanding bath adds to the opulence of this floor, with underfloor heating throughout this floor ensuring warmth and comfort.

The second floor reveals a sizeable master bedroom with two skylight balcony windows that open up to frame the countryside views perfectly. There is even space here for a library or study area. Adjacent is another another luxurious ensuite bathroom offering a four piece suite with freestanding bath.

Externally, the property features a driveway for two cars, leading up to the garage. The integrated garage, with an electric roller shutter door and mezzanine storage, offers practicality. The meticulously landscaped rear garden includes a large lawn area as well as a patio, benefiting from ample sunlight throughout the day, ideal for families or for those looking to entertain and socialise throughout the year.

For added peace of mind, included with this home is a QR code manual, providing all the manuals, dimensions, materials used, and more in one convenient space, ensuring ease of access to essential information for the new homeowner, future proofing this for many years to come.

Discover the epitome of luxury living, set in the serene countryside of Woodplumpton and offering easy access to Preston City Centre and surrounding towns and villages, this home offers an abundance of convenience, modern living and peace of mind.

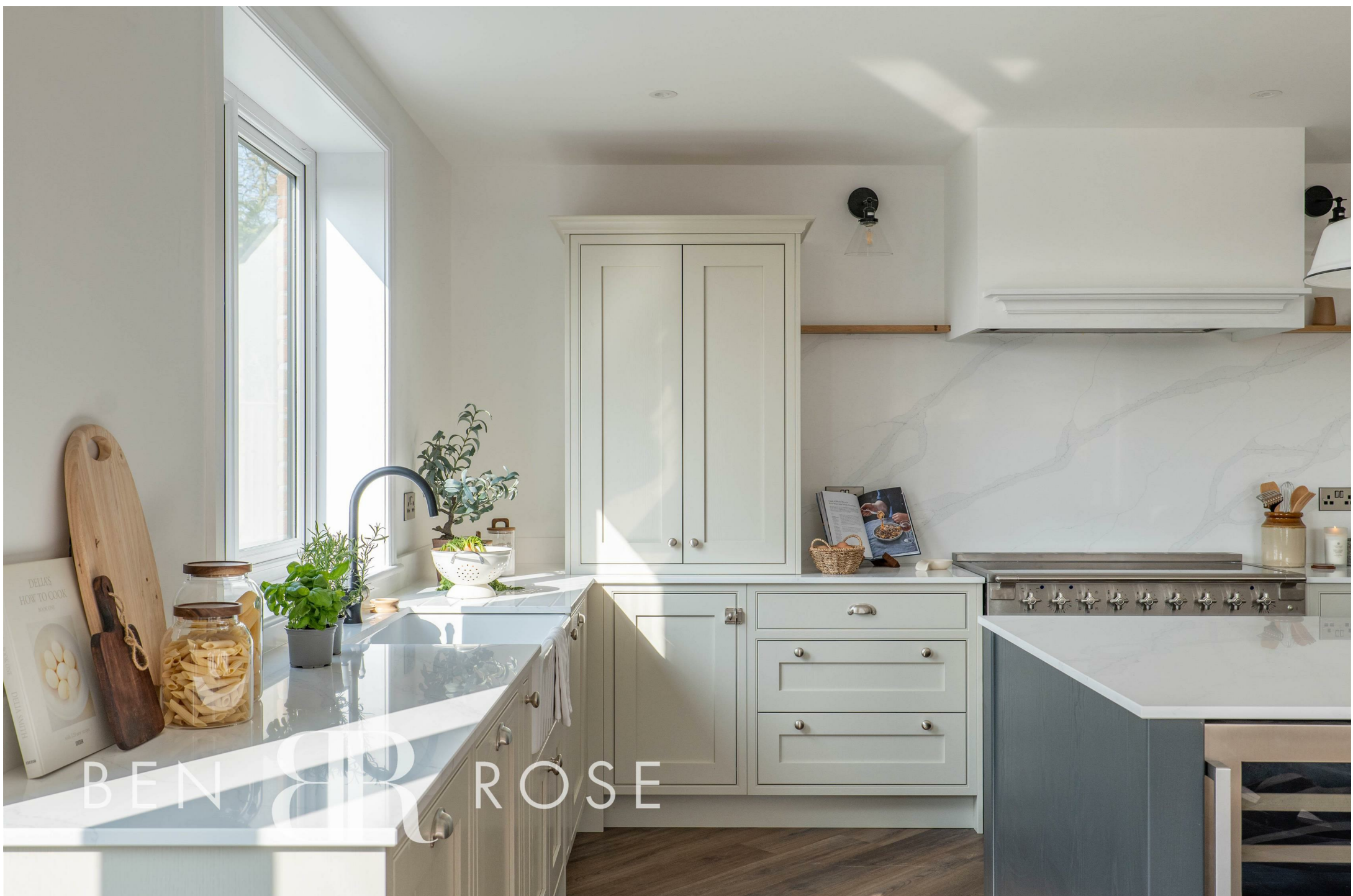
































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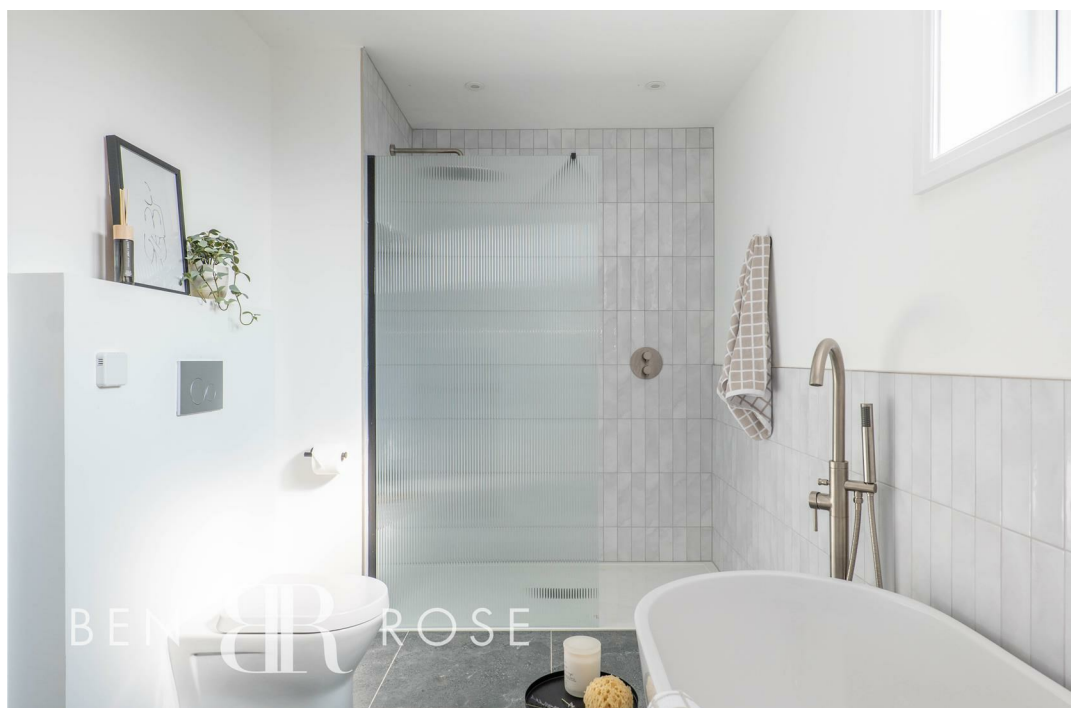


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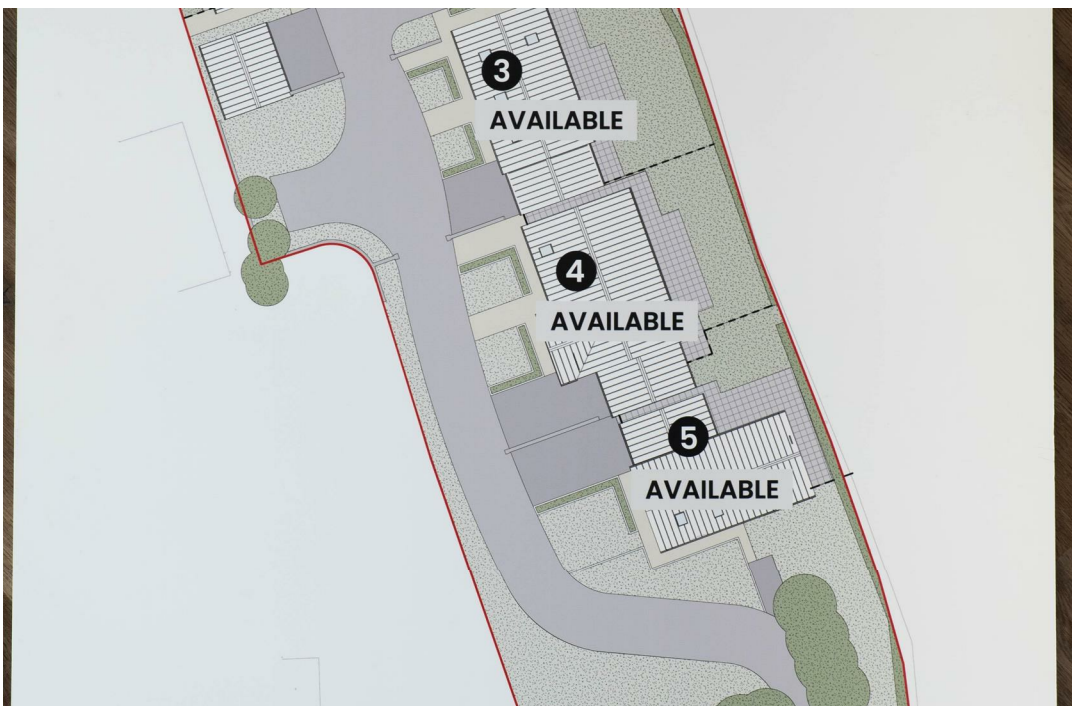






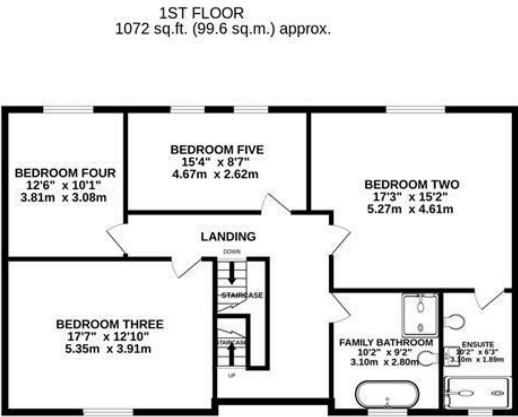
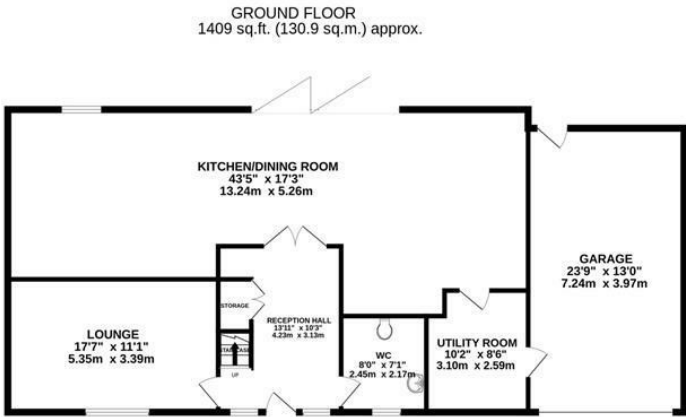








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TOTAL FLOOR AREA : 3368 sq.ft. (312.9 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

