

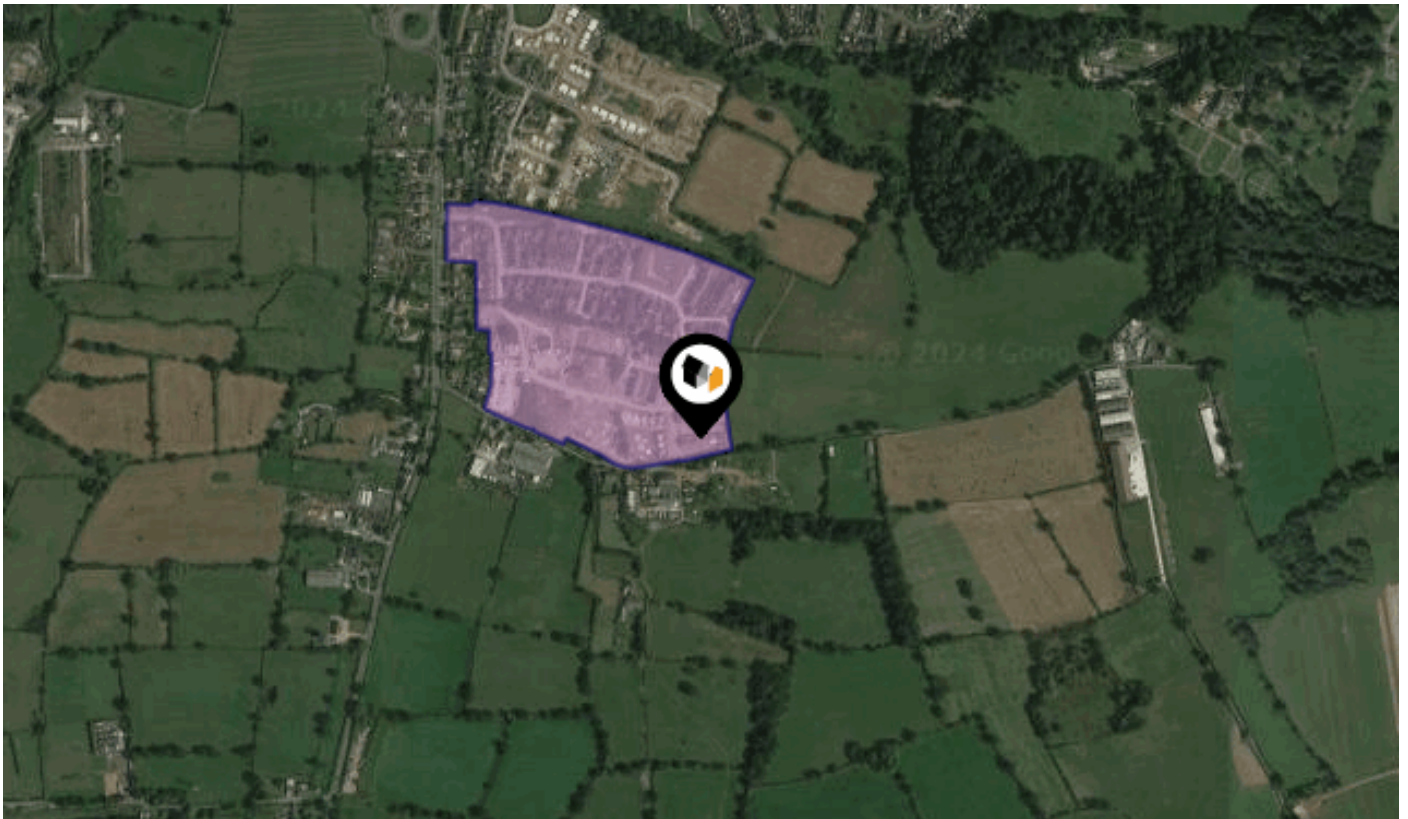


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th January 2024



DUNNOCK COURT, LEYLAND, PR25

Roberts & Co

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Property Overview

This move-in ready dream home flawlessly combines privacy, luxury living and natural countryside beauty just minutes from Leyland centre. Homeowners seeking a modern sanctuary need look no further.

This luxurious five bedroom new-build home in Leyland is nestled on a quiet road off Leyland Lane. Offering country views and high-end finishes worthy of any luxurious lifestyle.

As you enter, you'll be greeted by a thoughtfully designed interior that boasts a combination of open plan and intimate spaces, all flooded with natural light.

Be amazed by the contemporary open-concept kitchen and dining area with patio doors provide a scenic backdrop while entertaining guests or cooking epicurean feasts. The dreamy kitchen has granite worktops, light grey cabinets, and high end integrated appliances. A separate sitting room also offers peaceful sanctuary for decompressing in solitude.

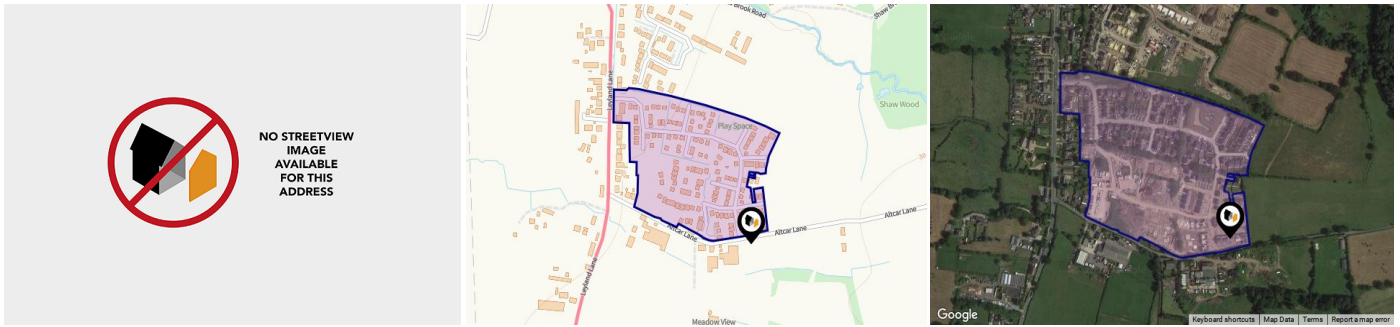
The effortless style extends into the attached utility room, where you'll find direct access to the back garden, perfect for muddy wellies and paws.

And a beautifully decorated downstairs cloakroom completes the ground floor.

Head upstairs, the primary bedroom steals the show, and including not only spectacular views but also an ensuite bathroom for pampering & dressing area. Three additional double bedrooms accommodate guests in equal luxury, alongside a beautifully designed shared bathroom & ensuite to bed two. Additionally, a generously sized fifth bedroom enhances the overall spaciousness of this remarkable residence.

Outside, the front garden offers a small lawn and flower beds. A driveway with ample parking and a double garage, while the private back garden provides a quiet retreat with a separate side access.

No expense has been spared by the builders - each interior space stylishly designed and finished for those who appreciate fine living. The ground floor features Amtico flooring, adding to the overall allure of this exceptional residence.



Property

| | | | |
|----------------------|--------------------------------------------|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 5 | | |
| Floor Area: | 1,442 ft ² / 134 m ² | | |
| Plot Area: | 21.92 acres | | |
| Year Built : | 2018 | | |
| Title Number: | LA843189 | | |
| UPRN: | 10093571071 | | |

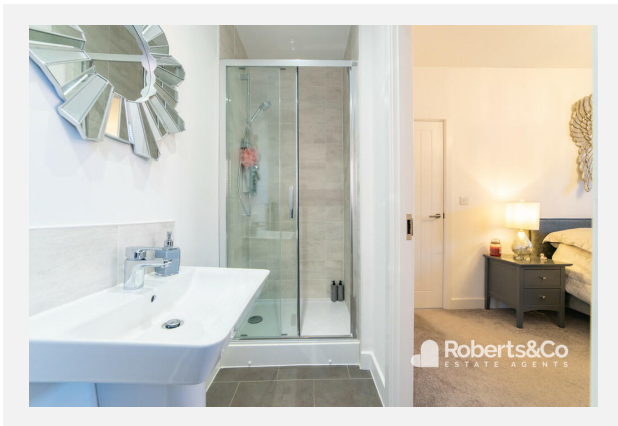
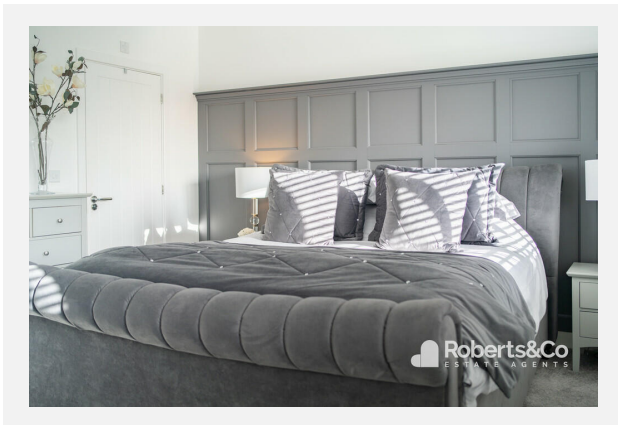
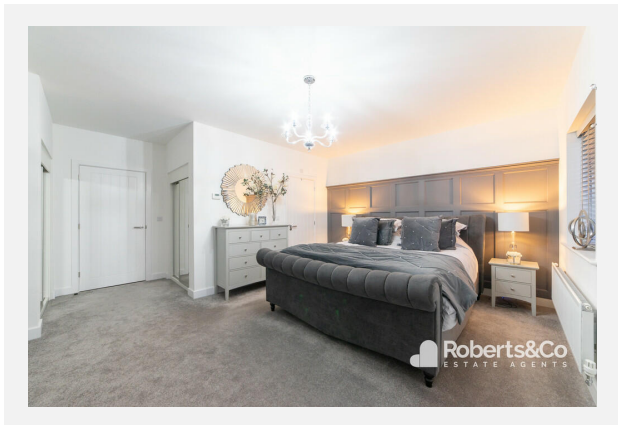
Local Area

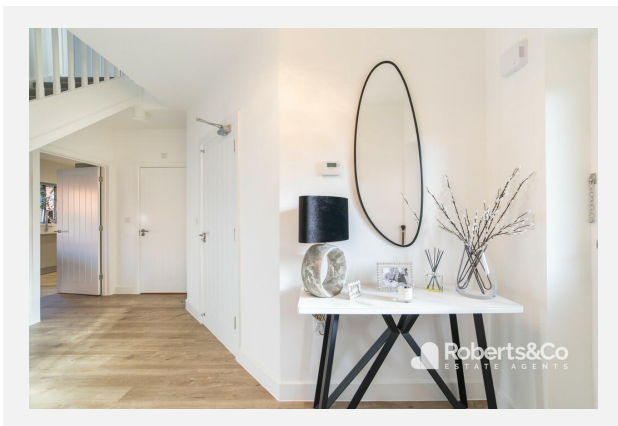
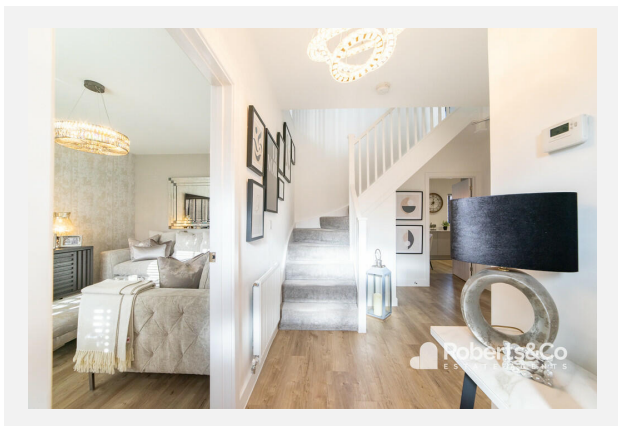
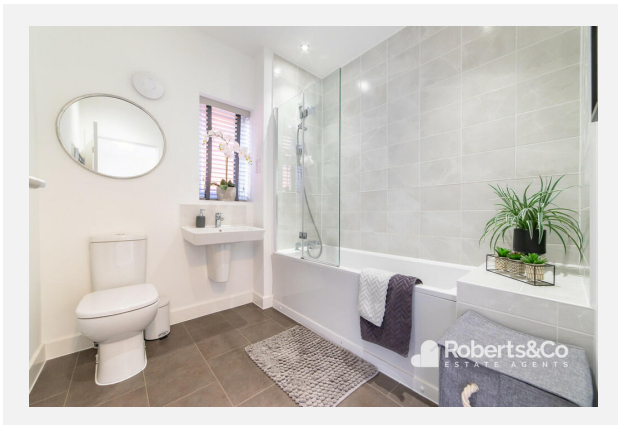
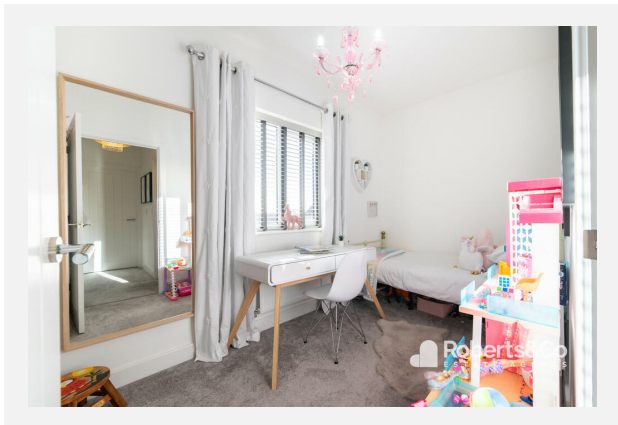
| | |
|---------------------------|------------|
| Local Authority: | Lancashire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very Low |
| ● Surface Water | Very Low |

Satellite/Fibre TV Availability:

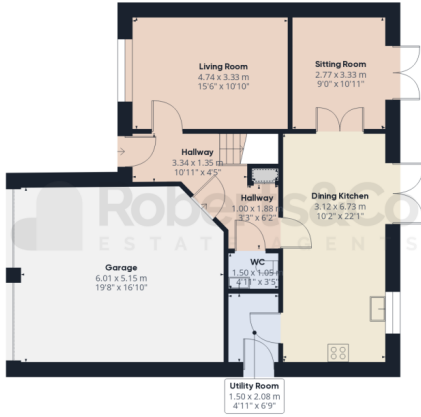




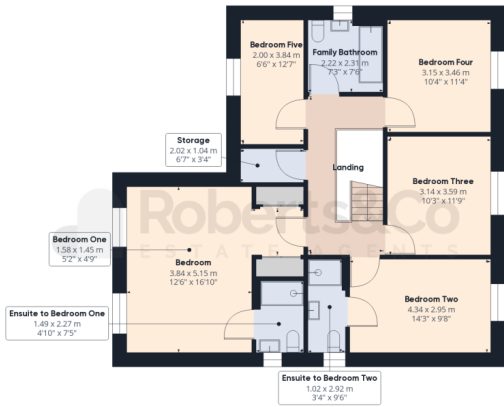




DUNNOCK COURT, LEYLAND, PR25



Ground Floor



Floor 1



Approximate total area^{††}
181.86 m²
1957.57 ft²

Reduced headroom
0.36 m²
3.86 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

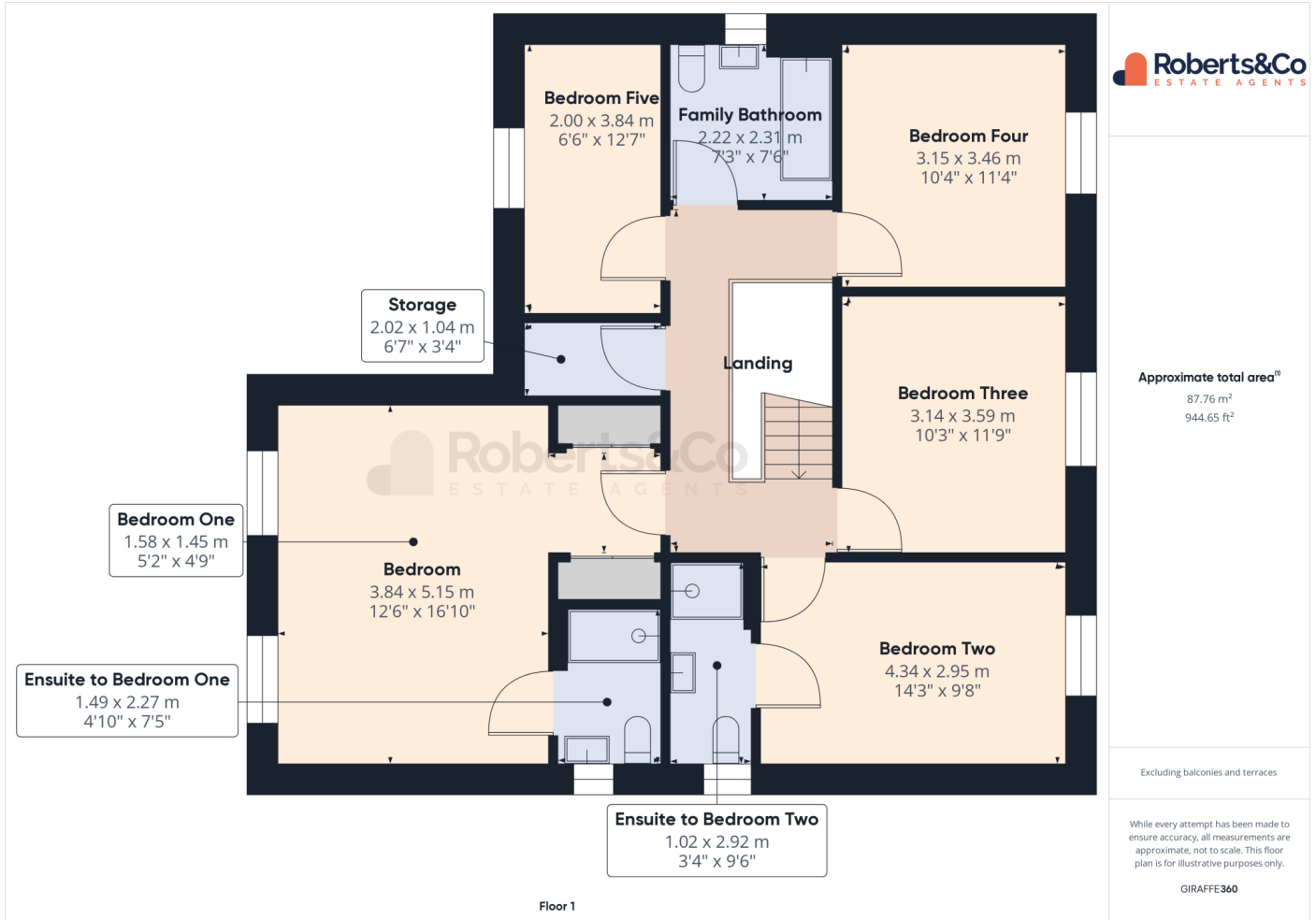
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DUNNOCK COURT, LEYLAND, PR25



DUNNOCK COURT, LEYLAND, PR25



PR25

Energy rating

B

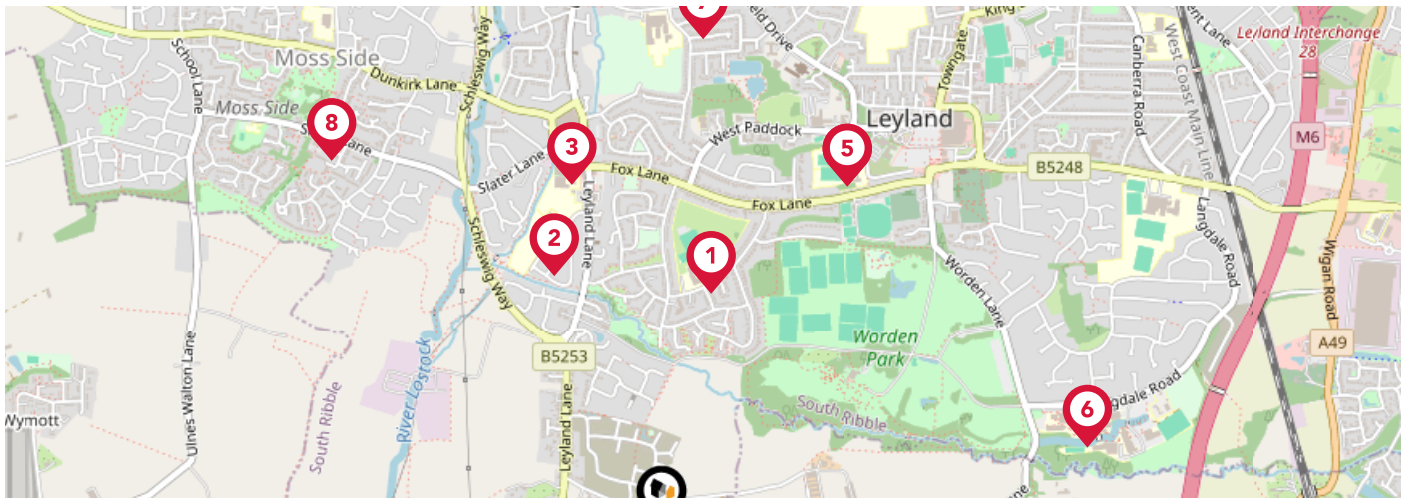
Valid until 01.03.2032

| 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 | | |

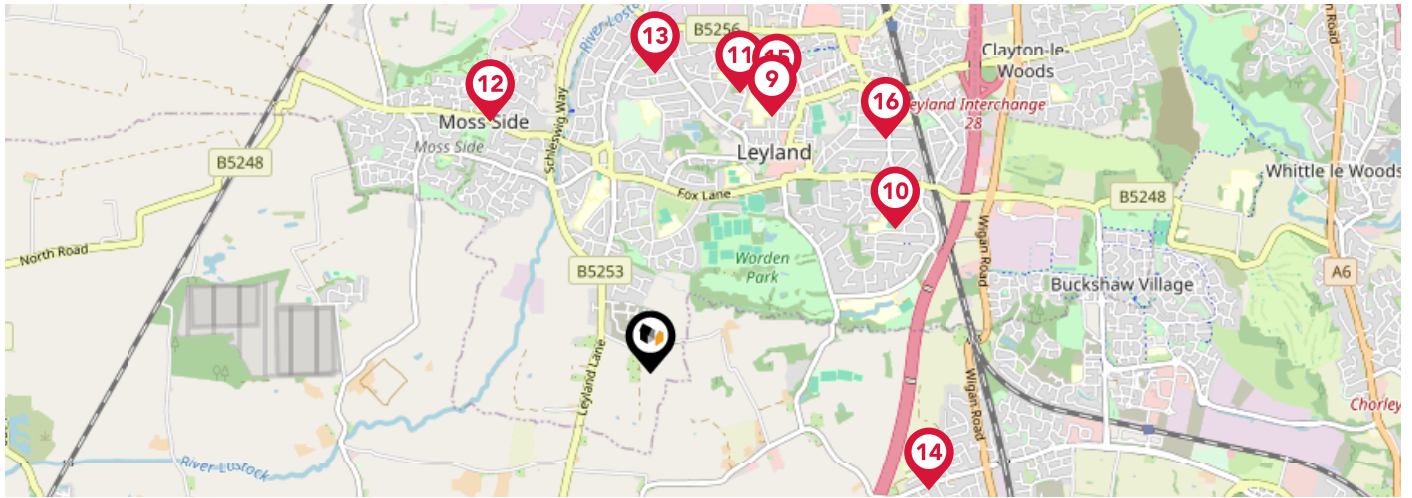
Additional EPC Data

| | |
|-------------------------------------|--------------------------------------------|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Gas: mains gas |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.19 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.09 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.11 W/m-Â°K |
| Total Floor Area: | 134 m ² |

Area Schools



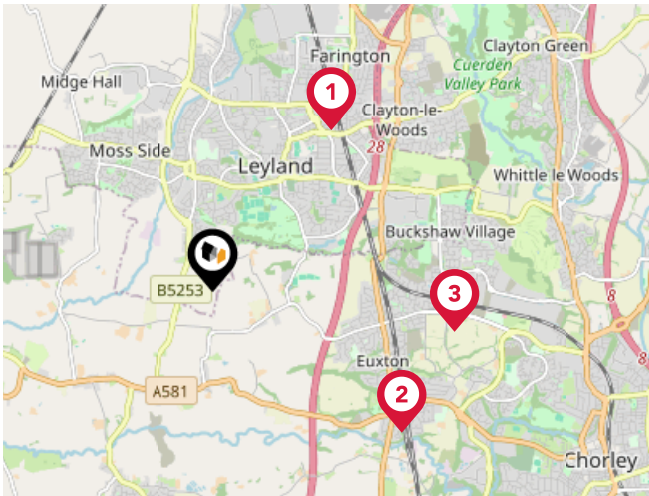
| | | Nursery | Primary | Secondary | College | Private |
|----------|-----------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Mary's Catholic High School Ofsted Rating: Good Pupils: 688 Distance:0.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Anne's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 192 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Woodlea Junior School Ofsted Rating: Good Pupils: 237 Distance:0.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 177 Distance:0.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Runshaw College Ofsted Rating: Outstanding Pupils:0 Distance:0.95 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:1.08 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Leyland St James Church of England Primary School Ofsted Rating: Good Pupils: 232 Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|--------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance: 1.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Balshaw's Church of England High School Ofsted Rating: Outstanding Pupils: 915 Distance: 1.25 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Northbrook Primary Academy Ofsted Rating: Inadequate Pupils: 0 Distance: 1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Moss Side Primary School Ofsted Rating: Outstanding Pupils: 252 Distance: 1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance: 1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Euxton Primrose Hill Primary School Ofsted Rating: Outstanding Pupils: 364 Distance: 1.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 300 Distance: 1.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils: 207 Distance: 1.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

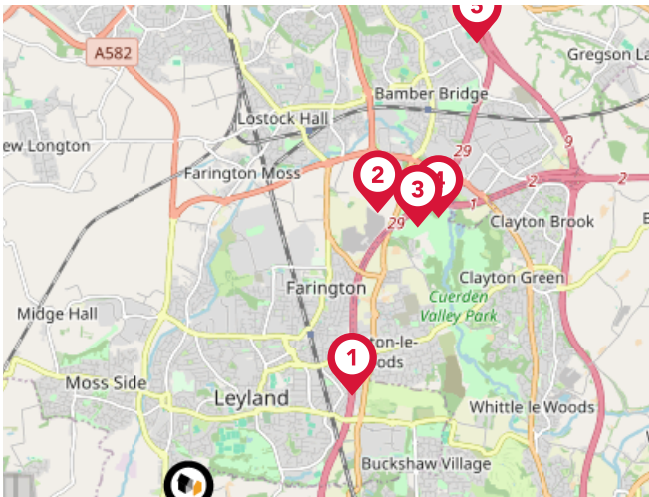
Area

Transport (National)



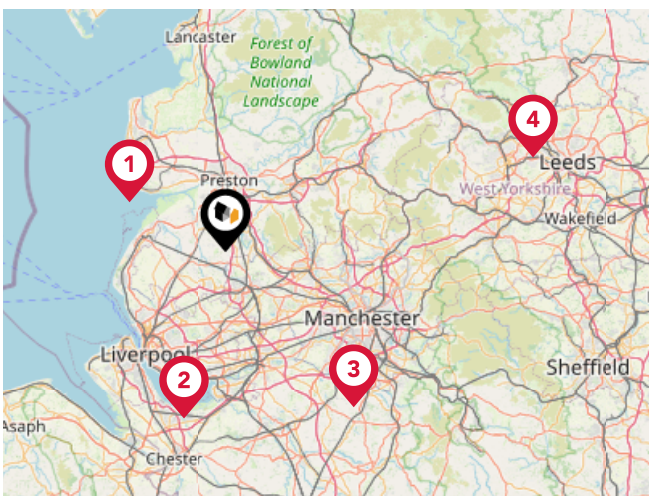
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Leyland Rail Station | 1.75 miles |
| 2 | Euxton Balshaw Lane Rail Station | 2.07 miles |
| 3 | Buckshaw Parkway Rail Station | 2.14 miles |



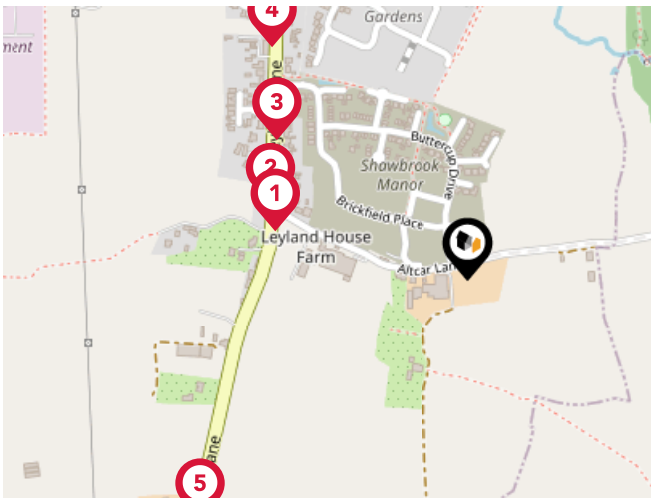
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M6 J28 | 1.82 miles |
| 2 | M65 J1A | 3.19 miles |
| 3 | M65 J1 | 3.29 miles |
| 4 | M6 J29 | 3.47 miles |
| 5 | M6 J30 | 4.92 miles |



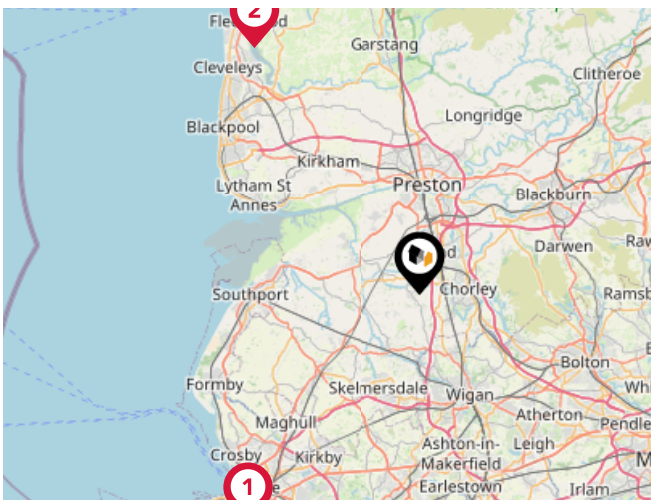
Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Blackpool International Airport | 15.13 miles |
| 2 | Liverpool John Lennon Airport | 24.28 miles |
| 3 | Manchester Airport | 28.44 miles |
| 4 | Leeds Bradford International Airport | 44.99 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Altcar Lane | 0.22 miles |
| 2 | Altcar Lane | 0.23 miles |
| 3 | Lanchester Court | 0.26 miles |
| 4 | Little Firs Fold | 0.33 miles |
| 5 | Hollins Lane | 0.4 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-----------------------------------------|-------------|
| 1 | Liverpool Belfast Ferry Terminal Bootle | 20.24 miles |
| 2 | Knott End-On-Sea Ferry Landing | 20.84 miles |



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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