



Cross Halls, Penwortham

- Large New Build Home
- Choose Own Kitchen Fitted Before Move In
- 7 Beds 4 Baths
- Cul de Sac Location

£700,000

EPC Rating 'A'





Property Description

- *Large New Build Home
- *Choose Your Own Kitchen to be Fitted Prior to Completion
- *Sunny West-Facing Garden

Nestled in a quiet cul-de-sac in one of Penwortham's most desirable residential areas, this impressive new build home has been thoughtfully crafted by a respected local builder, offering a perfect blend of modern living, space, and sustainability.

Spread across three floors, the property boasts seven generously sized bedrooms and four contemporary bathrooms, including three luxurious en-suites, making it ideal for large families or those seeking flexible living arrangements.

The ground floor welcomes you with a spacious lounge, perfect for relaxing or entertaining. The stunning open-plan family dining kitchen that spans the rear of the home. This beautifully designed space is the heart of the home, ideal for gatherings and



everyday living. Buyers will have the exciting opportunity to choose a kitchen design to suit their personal taste, which the builder will install prior to completion. Just off the kitchen is a useful utility room and a convenient ground floor WC.

Upstairs on the first floor, you'll find 3 ensuite bedrooms, including a superb principal suite complete with dressing room and ensuite bath/shower room. There are a further 2 bedrooms on this floor along with a stylish family bathroom. The second floor offers two spacious bedrooms, providing excellent scope for guest accommodation, a home office, or teenage hideaway.



Externally, the property continues to impress. The west-facing rear garden enjoys afternoon and evening sun, with a block paved patio and lawned area perfect for outdoor dining or play. To the front, a block paved driveway offers parking for several vehicles and leads to the integrated double garage with electric doors.

This home is also future-ready, featuring solar panels and an EV charging point, ensuring energy efficiency and sustainability for years to come.

A rare opportunity to acquire a substantial, high-spec family home in a prime location and viewing is highly recommended.



Please note that our images contain virtual staging to give an indication of scale of the rooms

PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



rightmove

Zoopla
zoopla.co.uk

36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. And whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.