



ESTATE AGENCY

## Luward House Short Lane

Goosnargh,  
PR3 2JN

**£899,995**



**Five double bedrooms**

**Additional reception room**

**Newly built home close to major commuter links**

**Integral Garage**

**Fantastic family room/Kitchen diner with hidden utility**

**Three bathrooms**

**Ample off road parking**



**\*EXTENSIVE, NEWLY BUILT, HIGH SPECIFICATION PROPERTY IN A MUCH SOUGHT AFTER LOCATION\*** It is our absolute pleasure to bring to market this immaculate family home with an unrivalled finish and internal specification. A five bedroom detached property positioned on the edge of the very popular village of Goosnargh with the added convenience of excellent commuting links including the M6/M55 motorway access very close by (5 minute drive). This fabulously designed home has been built with energy efficiency in mind and benefits from under floor heating to the ground floor and thermostatic controlled radiators to floors one and two. Comprising to the ground floor a combined family room with kitchen, dining and living room area with a separate, hidden utility room. Ample light floods this space through a double set of bi-folding doors and five Velux style windows. There is an additional reception room offering further living space. Off the airy hallway you will also find a ground floor WC. To the first floor off the mezzanine landing are four of the double bedrooms. Bedroom three benefits from an ensuite shower room, whilst bedroom four has a walk in wardrobe. You will also find a four piece family bathroom. Take the stairs to the second floor landing. Here you will find a magnificent, P shaped master bedroom with an area for a fantastic walk in wardrobe or office space. Velux style windows give plenty of light to this extremely generous space. An ensuite shower room with his and hers basins and a walk in shower enclosure finishes this suite off beautifully. Externally to the rear you will find an enclosed garden laid to lawn with a flagged patio area to enjoy the summer months. To the front of the property is off road parking and access to the integral garage. This property needs to be viewed to really appreciate all it has to offer. On the outskirts of Goosnargh, with it's local amenities including shops, public houses and a church and close to Broughton where you will find the Ofsted outstanding, popular Broughton High School. It is only a short drive in to the market town of Longridge where you will find larger supermarkets and further amenities. Excellently placed for those looking to commute with the motorway network just a short drive away. Head in to the city of Preston and you will find a National Rail network link. This property is well positioned to meet the demands of any family.

## Accommodation

### Ground Floor

#### Entrance Hall

Floor to first floor window. An oak banister rail and glass panel staircase to the mezzanine above. Oak doors to living accommodation.

#### Lounge 13' 9" x 17' 2" (4.20m x 5.24m)

Large bay window to the front aspect.

#### Cloakroom 5' 9" x 4' 5" (1.74m x 1.35m)

Wash basin and WC. Half panelled wall covering and laminate floor covering.

#### Kitchen/Diner/Family room 35' 8" x 16' 9" (10.87m x 5.1m) approx

A range of modern, light coloured wall and base units with integrated NEFF appliances including fridge freezer and dishwasher. Side by side ovens, with microwave. Wine cooler. Induction hob with integrated ventilation system. A

generous kitchen island, with room for seating, houses an undercounter sink. For more formal meals you will find plenty of space for a large dining table. In the family living area you will find a bespoke media wall. A double set of Bi-folding doors lead out to the rear garden and flood this versatile space with light. Door way to the utility room.

#### Utility room 7' 4" x 7' 4" (2.23m x 2.23m)

Wall and base units, with quartz work top housing an under counter stainless steel sink with tap over. Integrated washing machine. Door to the side aspect of the property.

### First Floor Landing

Mezzanine style with a window reaching from the ground floor. Staircase to the second floor.

#### Bedroom Two 8' 4" x 6' 9" (2.54m x 2.06m)

Window to the rear aspect. Radiator.

#### Bedroom Three 16' 10" x 13' 2" (5.12m x 4.02m)

Two windows to the rear aspect. Radiator. Door to ensuite

#### Ensuite 6' 7" x 4' 5" (2.01m x 1.35m)

Large shower enclosure with shower off the mains. WC and a vanity unit housing the wash basin.

#### Bedroom Four 13' 10" x 18' 5" (4.21m x 5.61m)

Window to the front elevation. Benefits from a large walk in wardrobe. Radiator.

#### Bedroom Five 13' 5" x 13' 11" (4.09m x 4.24m)

Window to the front aspect. Radiator.

#### Family Bathroom 9' 8" x 9' 3" (2.94m x 2.82m)

A modern four piece suite comprising of a free standing bath, wash basin, WC and shower enclosure with shower off the mains.

### Second Floor Landing

Velux style sky lights. Door to master bedroom.

#### Bedroom One 32' 9" x 13' 4" (9.97m x 4.07m) x 22' 0" x 18' 2" (6.7m x 5.53m)

The P shaped master suite is impressive taking the entire top floor with three Velux style windows. As well as space for a bed and furniture there is room for a dressing area or home office making this space super versatile. A door leads to an ensuite.

#### Ensuite 13' 7" x 14' 5" (4.13m x 4.39m)

Generous space with large walk in shower enclosure with rain shower head, free standing bath, WC, and his and hers basins housed in a vanity unit. Velux style frosted window. Tiled floor, with wood panelled walls.

### Externally

#### Rear Garden

Enclosed space mainly laid to lawn with patio area. Side gate to front.

#### Front

A good sized driveway with parking for multiple vehicles leads to the integral garage.

#### Garage

Single garage with electric door, power and light. Access to the entrance hall.

#### Services

Mains electric, gas, water and drainage.

EPC rating A  
Property tenure Freehold  
Council tax band New build - Rates not yet available

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.







Score	Energy rating	Current	Potential
92+	<b>A</b>	<b>93 A</b>	<b>93 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		