



**ESTATE AGENCY**

**6 The Stables**  
Whittingham,  
PR3 2DS

**£600,000**



**Exclusive development by a local builder**

**Final remaining plot**

**Master en suite**

**Open field and countryside views**

**Downstairs shower room**

**Four bedroom detached new build residence**

**Internal garage**

**Open plan kitchen and living space**

**Separate utility and two reception rooms**

**Optional bespoke extras available**



**Stunning Four/Five Bedroom Detached New Build in Exclusive Goosnargh Development** Discover luxury living in this exquisite four/five bedroom detached home, nestled within an exclusive development of just seven properties in the charming village of Goosnargh, Preston. Perfectly blending modern sophistication with serene countryside surroundings, this home offers an unparalleled lifestyle opportunity. Step inside to a spacious, open-plan kitchen and living area, designed for contemporary living and effortless entertaining. The sleek, high-spec kitchen boasts an island breakfast bar, integrated dishwasher, double oven, induction hob with extractor and premium finishes, seamlessly flowing into a bright and airy living space with bi folding doors to the rear garden and open countryside views. The separate utility is accessed off the kitchen and provides internal access to the garage. A convenient downstairs shower room adds practicality to the ground floor along with two front facing reception rooms one of which could be used as a fifth bedroom or study. The property's modern specification is evident throughout, with cutting-edge features including an eco-friendly air source heat pump ensuring energy efficiency and comfort year-round. Upstairs, the master bedroom is a true retreat with Juliette balcony doors to the rear and complete with a stylish en-suite shower room featuring his and her wash basin and a shower unit, three additional well-proportioned bedrooms offer flexibility for family, guests, or a home office and there is a four piece bathroom family bathroom suite. Outside, enjoy breath-taking open countryside views from the rear mainly grassed garden, perfect for those seeking tranquility without sacrificing connectivity. The property benefits from excellent transport links, with easy access to the M6 and M55 motorways, connecting you to Preston, Lancaster, and beyond. Ample off-road parking and a garage provide practicality and convenience. This exceptional home combines modern luxury and a prime location in a sought-after, exclusive development.

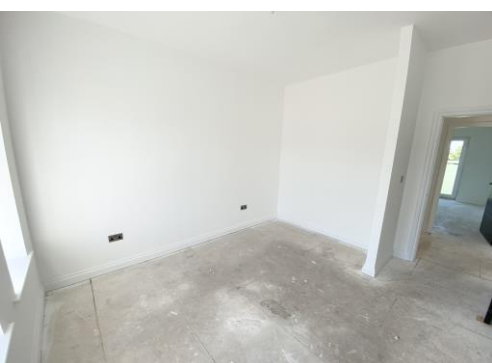
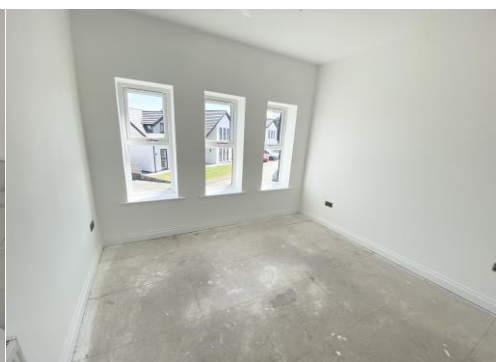
### Services

Air source heating. Mains electric, water and drainage.

EPC rating B  
Property tenure Freehold  
Council tax band G

### 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.

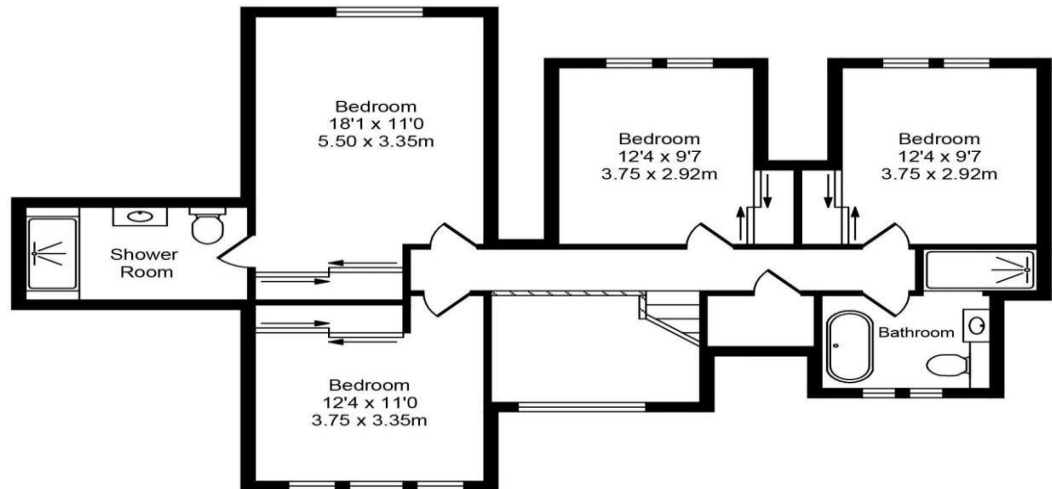




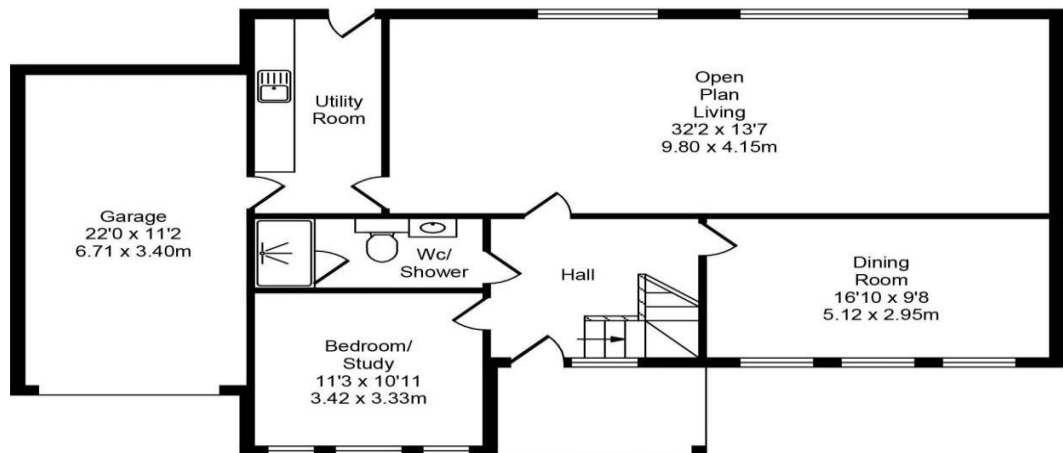
Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>87 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Total Approx. Floor Area 2115 Sq.ft. (196.52 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 873 Sq.Ft (81.14 Sq.M.)



Approx. Floor Area 1242 Sq.Ft (115.38 Sq.M.)

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