



ESTATE AGENCY

Durton Manor D'urton Lane

Broughton,
PR3 5LE

£1,200,000



**Exquisite Five-Bedroom Detached Residence
on Durton Lane, Fulwood**

**Local independent builder - bespoke
development of only two houses**

Separate spice kitchen or utility area

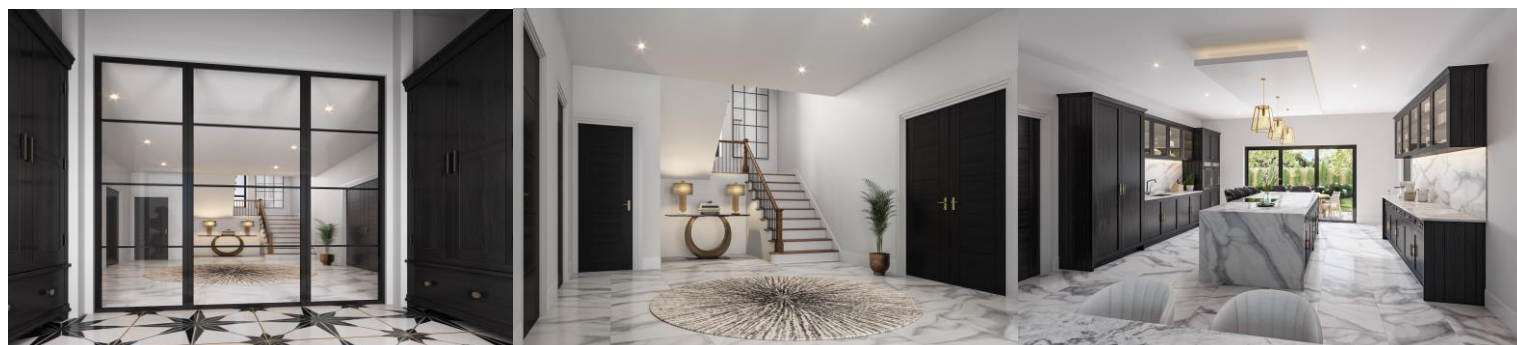
Three further en suite bedrooms

**A Masterpiece of Unrivalled Luxury with over
4000 sq ft in total**

Open plan kitchen/dining/living area

Master en suite bedroom

Ample off road parking



****Exquisite Five-Bedroom Detached Residence on Durton Lane, Fulwood – Coming Soon... A Masterpiece of Unrivalled Luxury****

Discover an unparalleled opportunity to own a breathtaking, brand-new five-bedroom detached home on the prestigious Durton Lane, Fulwood. Crafted by a renowned local independent developer, this exclusive, over 4000sq.ft property, is one of only two in this bespoke development, offering a level of individuality and sophistication unmatched in the area. With its exceptional internal specification and flawless design, this home redefines modern luxury living.

Step through the grand entrance vestibule into a stunning, expansive hallway that sets the tone for the home's extraordinary craftsmanship. This welcoming space flows seamlessly into an exceptionally spacious lounge, perfect for both relaxation and entertaining. Adjacent, the elegant dining room opens through into a serene sunroom with sleek aluminium bi-fold doors, offering uninterrupted views of the beautifully landscaped rear garden – a perfect blend of indoor-outdoor living. The heart of the home is the truly unique open-plan kitchen, dining, and living space, a masterpiece of contemporary design. This one-of-a-kind area, unrivalled in the local market, features state-of-the-art fittings, premium appliances, and aluminium bi-fold doors that invite the outdoors in, creating a bright and airy atmosphere. From here, access the thoughtfully designed secondary versatile spice kitchen area or utility/boot room to suit the new owner which then leads to a convenient drying room and the internal double garage, ensuring practicality matches the home's aesthetic brilliance.

Ascending to the first floor, via a grand staircase, hand built and painted by Brookwood Joinery, you will find the showpiece master bedroom. A sanctuary of luxury, boasting dual-access to a lavish ensuite complete with a bath, walk-in shower, WC, his and hers wash basins, all with exquisite finishes. The 20sqft mezzanine floor over the master bedroom is a luxury touch. Accessed via a separate staircase, this space would make a ideal dressing area. The master suite is finished off beautifully with a Juliette balcony with a sliding door for those warm summer evenings.

Four additional generously sized bedrooms, three with ensuite shower rooms, offer ultimate comfort for family or guests. A beautifully appointed family bathroom suite completes this floor, ensuring every detail exudes quality and style.

Externally, the property is equally impressive, with a generous driveway providing ample off-road parking and access to the double garage. The rear garden is a private oasis, perfect for al fresco dining or tranquil relaxation.

Situated in a prime location, on the edge of Broughton, with the sought after OFSTED outstanding high school, Broughton High in close proximity. Along with the independent schools of Stonyhurst and Kirkham Grammar catering for children from early years to sixth form, within easy traveling distance. This home offers effortless access to major motorway links and is just moments from the vibrant heart of Preston, blending convenience with exclusivity.

This is more than a home; it's a statement of prestige and individuality. With no other property in the area offering this level of bespoke design, cutting-edge specification, and exclusivity, this Durton Lane residence is a rare gem. Don't miss your chance to own a home that stands alone in its class – contact us today to arrange a viewing.

Room dimensions

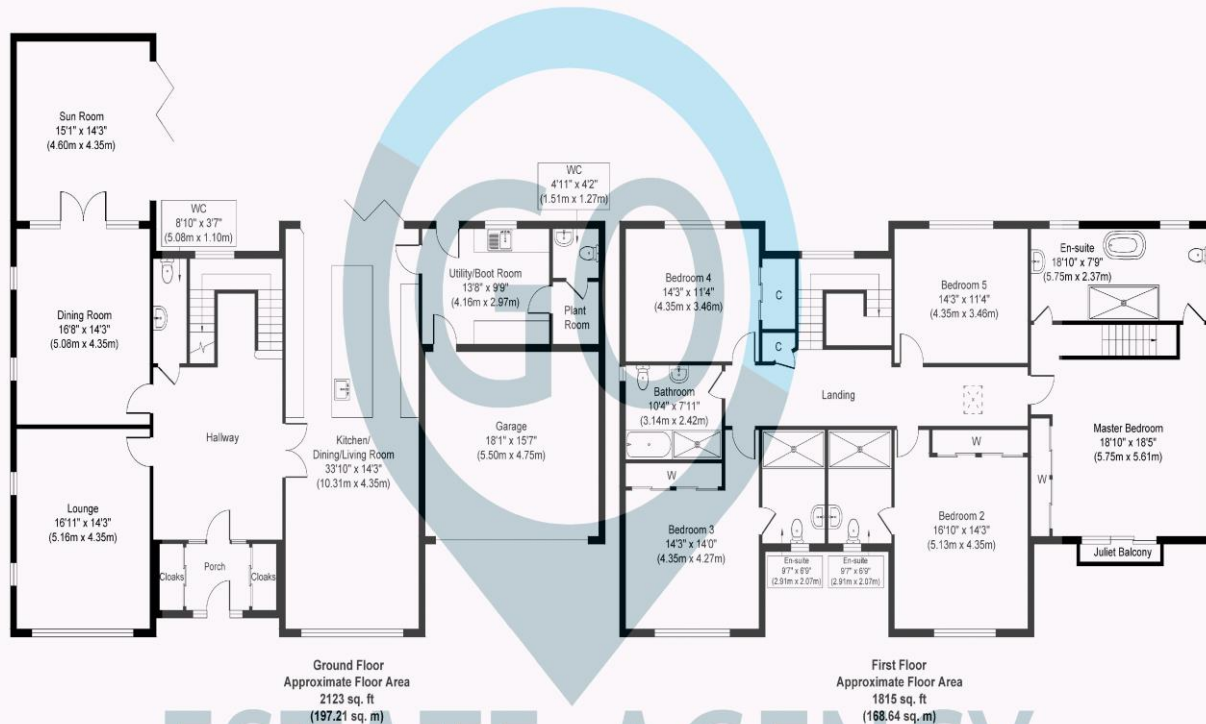
Please see the floor plan.

EPC rating to be confirmed
Property tenure Freehold
Council tax band 2

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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