



Georges Grove, Pilling PR3 6DH

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George Grove is an excellent example of what a fine attention to details can produce. An exquisite new build property which has been taken to the next level of finish with some amazing features.

The property comprises; entrance hallway, ground floor WC, open plan dining kitchen with snug, utility room and a spacious bright lounge with a feature living flame fire. To the first floor there is a galleried landing giving access to four bedrooms, a master en-suite shower room and a four piece bathroom suite. There are also two storage compartments off the landing area. The house internally is decorated & finished off to an impeccable standard, with sharp crisp colour schemes, oak internal doors and clever light fittings.

Outside the property comes with some incredible garden space. There is a custom built summer house in the rear garden which immediately takes your focus and really steals the show. The summer house is currently kitted out as a bar/lounge area but is very versatile for a range of uses, from office space, cinema room or even a home gym. Around the summer house there is a good size lawn area along with two separate flagged patio areas. The rear garden is private and isn't overlooked. To the front the property comes with some outstanding curb appeal, with an eye catching exterior. There is a double driveway which leads to a double detached garage. Linking the driveway to the house is a landscaped garden area which has a wood built pergola which offers another lovely seating area.

Georges Grove was developed in 2020 and is a very quiet cul-de-sac located in the heart of Pilling off Garstang Road. Although a very private secluded setting, the house has fantastic access to local amenities & schools along with motorway access. The coast is also a short 10 minute drive for those sunny weekends away.

OUR THOUGHTS - *'Simply stunning! If you want the wow factor finish with size to go with it this is surely it'*

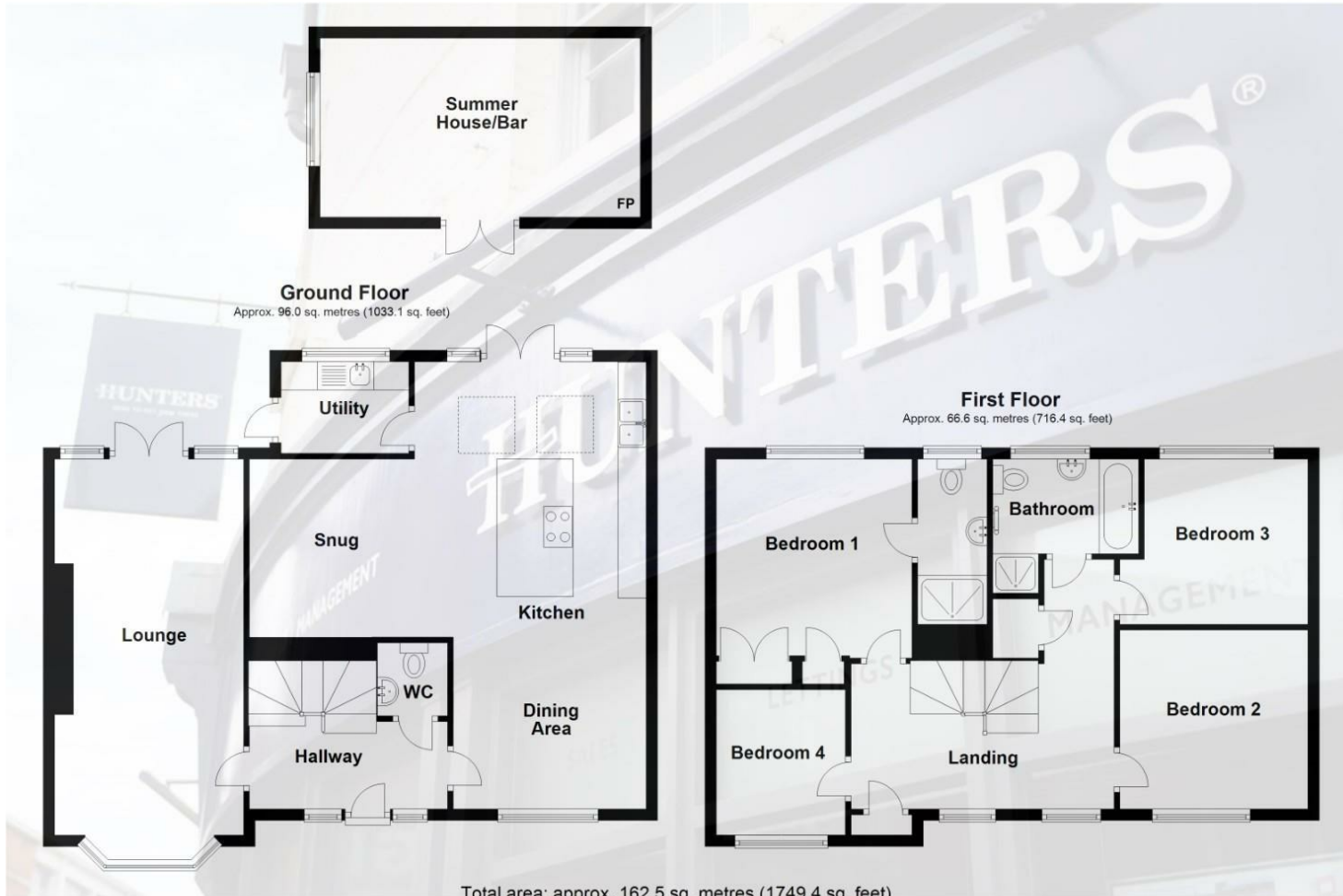








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Total area: approx. 162.5 sq. metres (1749.4 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Darwen - 01254 706471 <https://www.hunters.com>

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