

TROUGH LAITHE ROAD, NELSON, BB9 6ET

£405,000

## DESCRIPTION

\*\*\* NEW BUILD - INTEGRATED APPLIANCES - LARGEST STYLE \*\*\*

Surrounded by the breathtaking Lancashire countryside, Northstones latest residential project in Barrowford offers an idyllic setting within easy access to some of the most sought-after towns and cities in the North.

Recognised as one of the emerging investment hotspots by the Sunday Times, Barrowford itself exudes a charm that is hard to resist.

Crafted with your comfort and lifestyle in mind, each of the 239 contemporary homes in Barrowford seamlessly combines flexible living spaces with expansive gardens, providing the perfect sanctuary for both relaxation and entertainment.

Discover your ideal living space at Keld, where every detail has been meticulously considered.

As a distinguished, sustainability-driven developer rooted in the North West, we take pride in our award-winning approach to creating residences that harmonise with the environment.

Introducing the new standard of modern living - our homes are not just new builds, but an epitome of efficiency, featuring brighter rooms, larger windows, soaring ceilings, and seamlessly integrated open-plan layouts. Meticulously curated to reduce utility costs, elevate quality and ensure the happiness of its owners.

\*\*Call us today to book your viewing appointment and the chance to receive a FREE Amazon smart home set on completion\*\*







FARDELLA  
& BELL







BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER

ESTATE AGENT  
IN BURNLEY





FARDELLA  
& BELL





We give you more as standard, NO hidden extras.

- Fully fitted kitchen with a choice of 10 different colourways
- 'Hoover' and/or 'Haier' integrated appliances to kitchen: -
- 2- & 3 beds - one single oven, induction hob & fridge/freezer
- 4beds - two single ovens, induction hob, fridge/freezer and dishwasher
- 'Silestone' worktop and upstand to kitchen (matching complementary laminate worktop to 'lootility)
- 'Moduleo' flooring to kitchen and wet areas
- Triple glazed windows to upper floor/s and double glazing to ground floor
- Full height tiling to double shower enclosure, half height tiling behind sink and WC and two tile height tiling around bath
- Mirrored vanity wall cabinet and heated towel rail to bathroom and ensuite
- Fitted wardrobe to main bedroom iParcelbox.....never miss another delivery!
- Landscaped front garden & turf to rear
- Shed to rear garden (4 beds only)
- "Wondrwall' intelligent home system (one switch installed to ground floor only)
- "Sonos' wi-fi smart speaker
- Open plan, flexible living - you choose if you'd like your kitchen to the front, or rear of your new horne (subject to build stage and not available as an option on all house types - check with Sales Executive)
- 'Grain' hyperfast broadband available from move-in (subject to subscription fee)
- 10-year NHBC build warranty
- Properties sold as FREEHOLD
- EPC Rated 'B'

Estate Management Charge - Approx - £247 per annum

To sweeten the deal for any buyers referred through Fardella & Bell, we are excited to offer you an exclusive incentives worth up to £330rrp. This includes Amazon products such as the Ring Doorbell, an additional smart speaker, and the Echo 8 Smart Display, perfectly aligning seamlessly with the modern and tech-savvy nature of this homes, that will perfectly complement the modern country living experience.

(Images are for illustrative purposes and are of the show homes on the Keld, Barrowford Site)




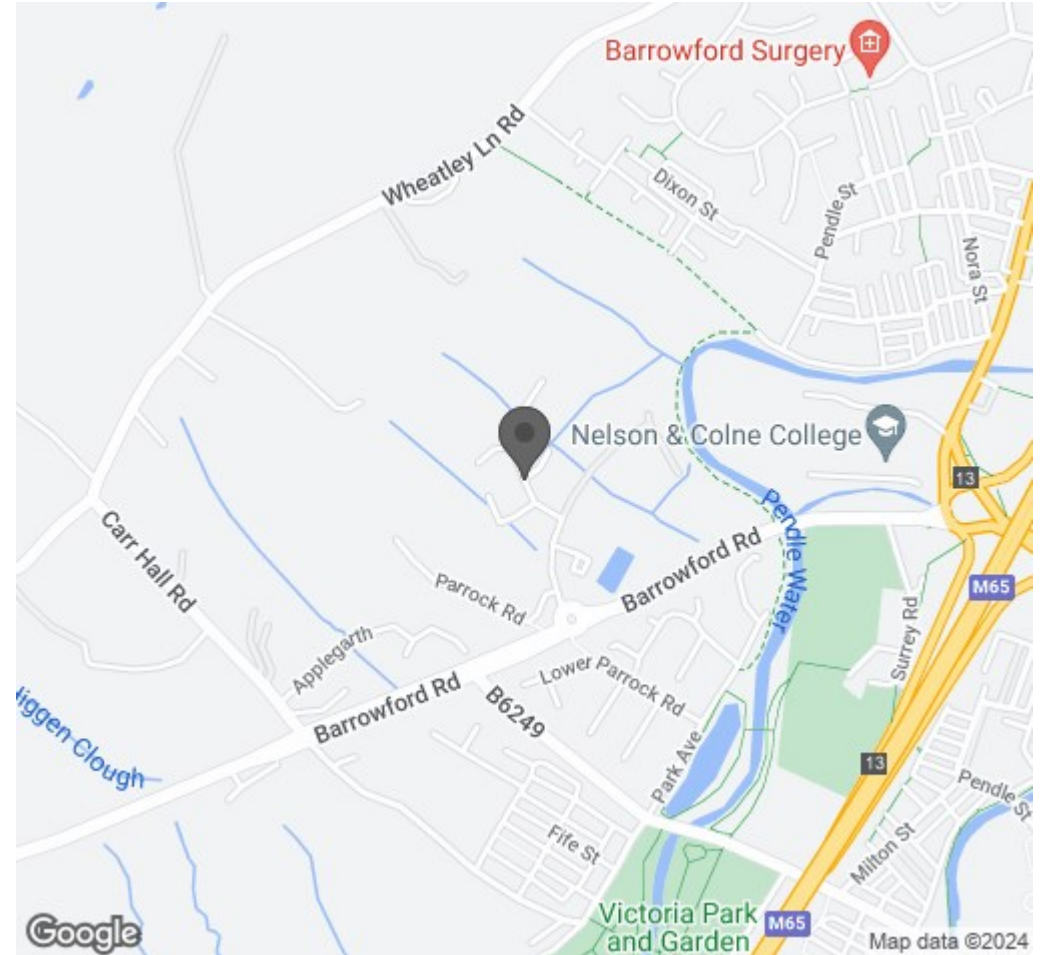




**GIFT**  
**NEW AMAZON SMART HOME PACKAGE**  
**WORTH £330** RRP\*

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





FARDELLA & BELL ESTATE AGENTS | 01282 968668 | WWW.FBESTATEAGENTS.CO.UK | INFO@FBESTATEAGENTS.CO.UK

143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

