

## Plot 24 Oak Tree Drive, Crescent Gardens

£379,950 Freehold

**\*\*INCENTIVES WORTH £12,000 INCLUDED \*\*** 2-bedroom SEMI-DETACHED Dormer Bungalow & Detached Garage. Exclusive over 55's Private development in the heart of the Ribble Valley. High specification including German designed LEICHT Kitchen and Duravit Sanitaryware.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





## Plot 24 & 25 **PART EXCHANGE AVAILABLE**

Have you ever thought how you'd love to be able to move into a new Highbrook home but don't have a buyer for your current home? Then Highbrook Homes can help. Their Part Exchange Scheme allows you to reserve your new Highbrook home, safe in the knowledge that both your sale and purchase are secure.

The Bourne is ideal if you're looking for a level access home, with plenty of storage and ample accommodation for friends and family to visit.

Built to a high standard this attractive home benefits from a natural slate roof, stonework, quoins and block paved driveways. This home benefits from a private garden to the rear with level access to the lounge via French doors.

Internally you'll find oak finished doors, award winning LEICHT kitchens, DURAVIT sanitary ware and much more as standard.

Upon entering this property you'll walk into the hallway leading to a downstairs bedroom, 2 storage cupboards, a bathroom, kitchen-diner and a separate lounge.

A staircase from the hall leads to an incredibly spacious bedroom with en-suite.

If utility bills are a concern, you can rest assured that this new home is built to incredibly high energy efficiency standards leading to significant savings over older properties.

All the homes come with a two-year Highbrook warranty and 10-year LABC warranty for total peace of mind.

To find out more and arrange a viewing, call Stones Young on

01200 408408

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\* The specification relates to most plots and is dependent on individual house type designs. Please ask for more information

- Exclusive Over 55's Development
- Semi-Detached Dormer Bungalow
- 2 Double Bedrooms; Master With En-suite
- Award Winning LEICHT Kitchen With NEFF Appliances
- DURAVIT Sanitary Ware
- Detached Garage With Electric Vehicle Charging Point
- Block Paved Driveway
- Picturesque Location Close To Amenities
- Energy Efficient
- Attractive Exteriors To Reflect The Charm Of Surrounding Area









## SITE LAYOUT

### The Bourne

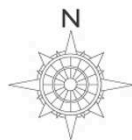
2 bedroom semi-detached  
dormer bungalow

### The Sawley

2 bedroom semi-detached  
dormer bungalow

### The Warwick

3 bedroom detached dormer  
bungalow with garage



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