



The Sandringham, Whitehall Drive, Broughton, Preston

£475,000

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THE SANDRINGHAM

Approx 161.6 SQ.M and 1739 SQ.FT. To view a more detailed floor plan then please get in touch.

Ben Rose Estate Agents are pleased to present to market the stunning Sandringham, a beautiful four-bedroom detached home, on a brand new development that offers a range of different sized homes to suit all budgets. The Sandringham boasts impeccable fittings and appliances, making it an ideal choice for families in the area. Situated in a convenient location, it benefits from easy travel links via the nearby M6 and M55 motorways, as well as routes to Preston and The Lake District. Moreover, excellent local schools and various amenities are readily available, making this home a perfect fit for those seeking both luxury and practicality.

As you enter this exquisite home, the spacious entrance hall welcomes you, leading to an open plan kitchen/dining/family room that offers a contemporary theme and integrated appliances throughout. Dual patio doors connect the indoors to the garden, creating a seamless flow of space and light. A convenient utility room is located off the kitchen, ensuring your daily routines remain efficient. To the opposite side of the home, a spacious lounge beckons with a beautiful bay window and additional doors leading to the garden. The ground floor is completed with a handy downstairs WC, providing all the essentials for modern family living.

Moving upstairs to the first floor, you'll find four generous double bedrooms that provide ample space for rest and relaxation. The master bedroom stands out with its own dressing room and a private ensuite bathroom, offering a luxurious and private retreat within your own home.

Outside, the property boasts an impressive exterior that complements its interior splendor. The private driveway leads up to a freestanding double garage, ensuring ample parking and storage space. There is also an electric car charging point fitted to the property. To the rear, you'll discover a beautifully landscaped lawned garden with a patio area and exterior lighting, perfect for outdoor gatherings.

In conclusion, the Sandringham is a truly remarkable property that offers a luxurious and convenient lifestyle. From its stunning interior to the practicality of its location and amenities, it's the ideal home for families and individuals alike. Don't miss the opportunity to make this exceptional property your own.

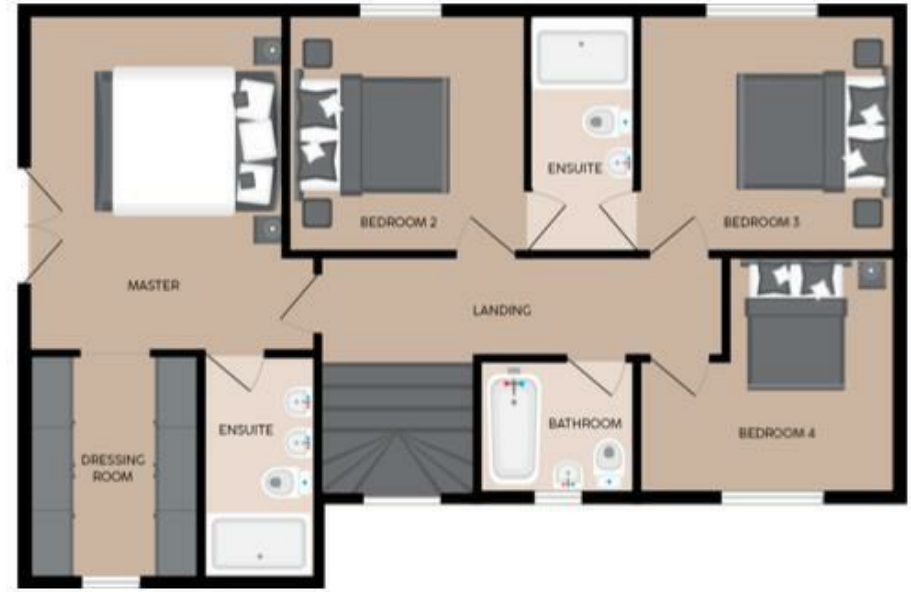












GROUND FLOOR

	METRES	FEET/INCHES
LIVING ROOM	7.49 x 3.84	24.56 x 12.6
KITCHEN/ DINING/ FAMILY	5.91 x 6.01	19.38 x 19.71
UTILITY	2.56 x 1.53	8.41 x 5
WC	1.65 x 1.53	5.41 x 5
GARAGE	5.97 x 6.14	19.6 x 20.14

TOTAL FLOOR AREA:

FIRST FLOOR

	METRES	FEET/INCHES
BEDROOM ONE	4.4 x 3.42	14.43 x 11.23
DRESSING	3 x 2.31	9.84 x 7.59
ENSUITE	3 x 1.5	9.84 x 4.92
BEDROOM TWO	3.19 x 3.19	10.47 x 10.45
ENSUITE	3.19 x 1.43	10.47 x 4.69
BEDROOM THREE	3.19 x 3.31	10.47 x 10.85
BEDROOM FOUR	3.11 x 3.4	10.2 x 11.16
BATHROOM	1.88 x 1.99	6.18 x 6.51

The illustration and dimensions shown are for a typical plot and not necessarily specific. Specification will vary from plot to plot



SITE MAP

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THE WINDSOR
 5 BED DETACHED HOUSE WITH INTEGRATED DOUBLE GARAGE (PLOTS 4, 6, 11 & 13)
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THE BALMORAL
 4 BED DETACHED HOUSE WITH SEPARATE DOUBLE GARAGE (PLOTS 5, 10 & 14)
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THE WHITEHALL
 4 BED DETACHED HOUSE WITH SEPARATE DOUBLE GARAGE (PLOTS 8 & 16)
- 
THE SANDRINGHAM
 4 BED DETACHED HOUSE WITH SEPARATE DOUBLE GARAGE (PLOTS 7, 9 & 15)
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THE LOWTHER
 4 BED DETACHED HOUSE WITH INTEGRATED DOUBLE GARAGE (PLOTS 5 & 12)

Site map is indicative and for illustrative purposes only.