



The Balmoral, Whitehall Drive, Broughton, Preston

£435,000

****DISCLAIMER - THE CGI PHOTOS ON THIS ADVERT ARE FOR MARKETING PURPOSES ONLY AND NOT REPRESENTATIVE OF FINAL PRODUCT ****

THE BALMORAL

Approx 150.8 SQ.M and 1623 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 Balmoral, a beautiful four-bedroom detached home, on a brand new development that offers a range of different sized homes to suit all budgets. The Balmoral 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 stunning home, the entrance hall welcomes you. You will find through access to the majority of ground floor rooms from here. Moving through, you'll have access to an open plan kitchen/dining/family room that offers a beautiful standard of living throughout. You'll find convenient integrated appliances throughout as well as dual patio doors that connect the indoors to the garden, creating a seamless flow - ideal for entertaining and gatherings. A handy utility room is located off the kitchen, ensuring your daily routines remain efficient. To the opposite side of the home, you'll find a spacious lounge with a beautiful bay window and additional patio doors that lead into the garden. The ground floor is completed with a downstairs WC, perfect for modern family living.

Moving on to the first floor, you'll find four generous double bedrooms. Both the master and bedroom two benefit from private ensuite bathrooms, offering both comfort and convenience. The additional bedrooms provide ample space for a growing family or guests, and they share a large three-piece family bathroom, beautifully appointed for everyone's use.

The exterior of the property is equally impressive. The private driveway leads up to an freestanding double garage, ensuring you have plenty of parking space. There is also an electric car charging point attached to the property. As you make your way to the rear of the house, you'll be greeted by a generous, fenced garden, providing a perfect outdoor space for children to play and for you to relax or entertain guests.













GROUND FLOOR

	METRES	FEET/INCHES
LIVING ROOM	6.36 x 3.5	20.87 x 11.48
KITCHEN/ DINING/ FAMILY	4.88 x 6.92	16 x 22.71
UTILITY	1.91 x 2.05	6.27 x 6.73
WC	1.1 x 2.58	3.61 x 8.47
GARAGE	5.97 x 6.14	19.6 x 20.14

TOTAL FLOOR AREA:

FIRST FLOOR

	METRES	FEET/INCHES
BEDROOM ONE	4.13 x 3.73	13.55 x 12.24
ENSUITE	2.17 x 1.51	7.11 x 4.97
BEDROOM TWO	2.97 x 3.63	9.76 x 11.9
ENSUITE	1.5 x 2.21	4.92 x 7.26
BEDROOM THREE	3.45 x 3.63	11.32 x 11.9
BEDROOM FOUR	3.36 x 3.04	11.03 x 9.97
BATHROOM	1.94 x 1.96	6.37 x 6.43

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



SITE MAP

- 
THE WINDSOR
 5 BED DETACHED HOUSE WITH INTEGRATED DOUBLE GARAGE (PLOTS 4, 6, 11 & 13)
- 
THE BALMORAL
 4 BED DETACHED HOUSE WITH SEPARATE DOUBLE GARAGE (PLOTS 5, 10 & 14)
- 
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)
- 
THE LOWTHER
 4 BED DETACHED HOUSE WITH INTEGRATED DOUBLE GARAGE (PLOTS 5 & 12)

Site map is indicative and for illustrative purposes only.