



**Harrier Way, Fulwood, Preston**

**Offers Over £549,950**

Ben Rose Estate Agents are pleased to present to the market this stunning, five-bedroom, luxury detached property situated on a brand new development on the border of Fulwood and Broughton. Ideal for families, this lovely home, built by Story Homes, offers excellent indoor and outdoor space throughout, with easy access to Preston city centre and ample amenities right on the doorstep. Convenient travel links are also available via the nearby M6 and M55 motorways.

As you step into the grand reception hall, the beautiful laid tiling extends throughout the majority of the ground floor, creating an inviting atmosphere. The versatile study on your right offers flexibility for various uses. Continuing through, you'll find a convenient WC and a spacious lounge with views of the garden, providing a perfect retreat. The modern, open-plan kitchen/breakfast room/diner is a gorgeous space for entertaining, featuring bi-folding doors leading to the garden. The kitchen boasts integrated appliances, including a wine cooler, dishwasher, and double oven, along with a central island with a breakfast bar for up to three people. Additionally, a utility room with internal access to the garage enhances the practicality of this floor.

Ascending to the first floor, discover five double bedrooms, each benefiting from fitted wardrobes. The master and bedroom two feature private, three-piece en-suites, providing luxurious convenience. The four-piece family bathroom, with a separate bath and shower, caters to the needs of the entire household.

The property offers driveway parking for two cars leading up to the integrated garage. The secluded rear garden, accessible through the bi-folding doors in the kitchen, features a generously sized lawn and patio. The garden's unique charm is enhanced by its backing onto woodland, providing excellent seclusion for outdoor enjoyment.

In summary, this property seamlessly combines luxury living with practicality, making it an ideal choice for families. The convenient location, ample amenities, and easy access to travel links further enhance the appeal of this beautiful home.



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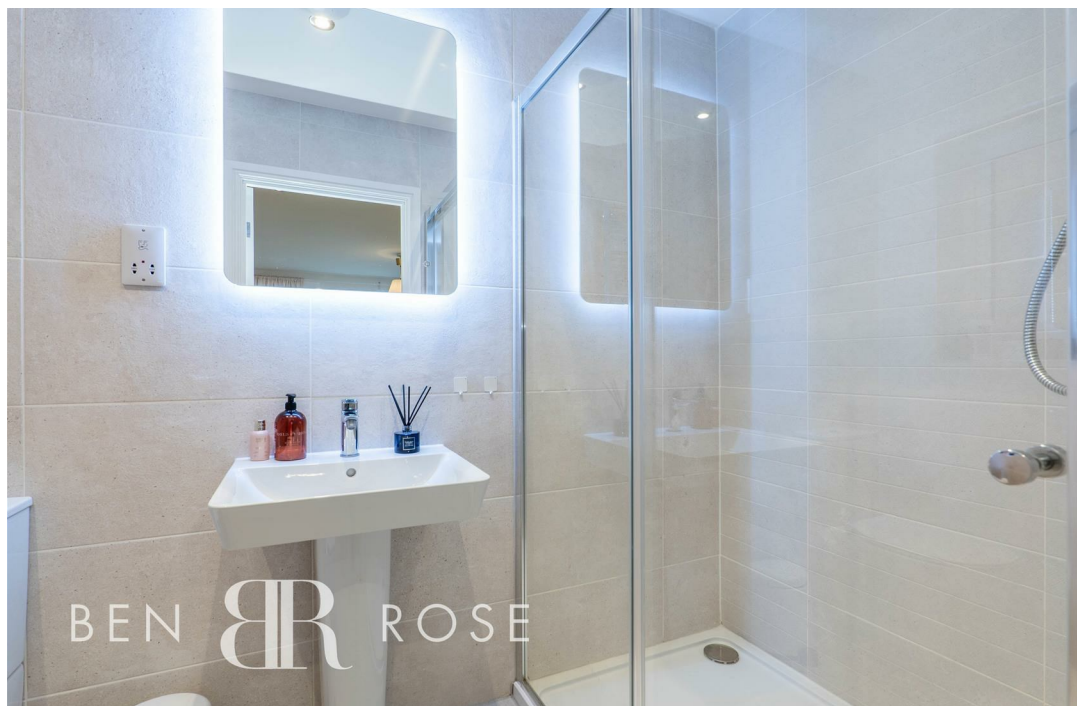
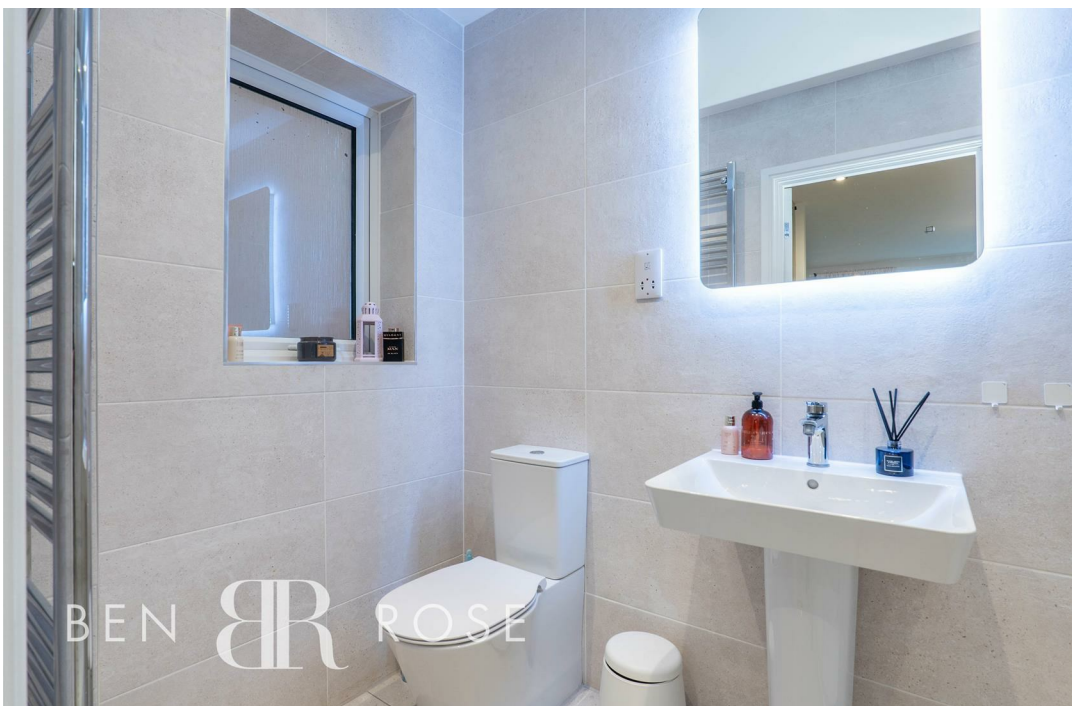
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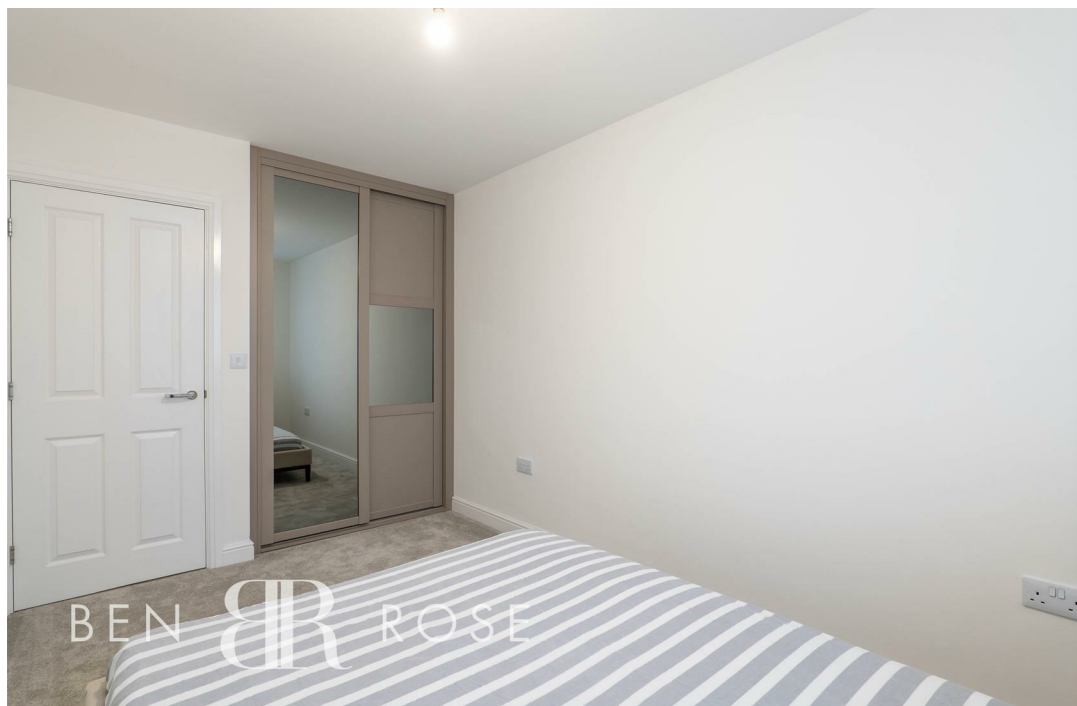
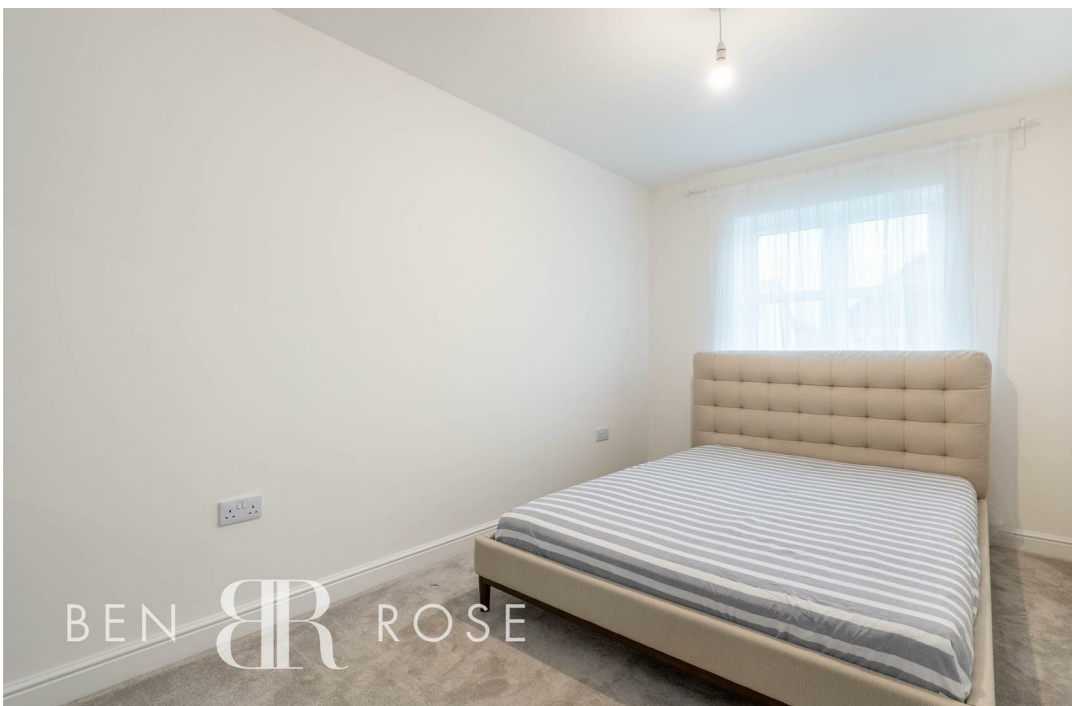












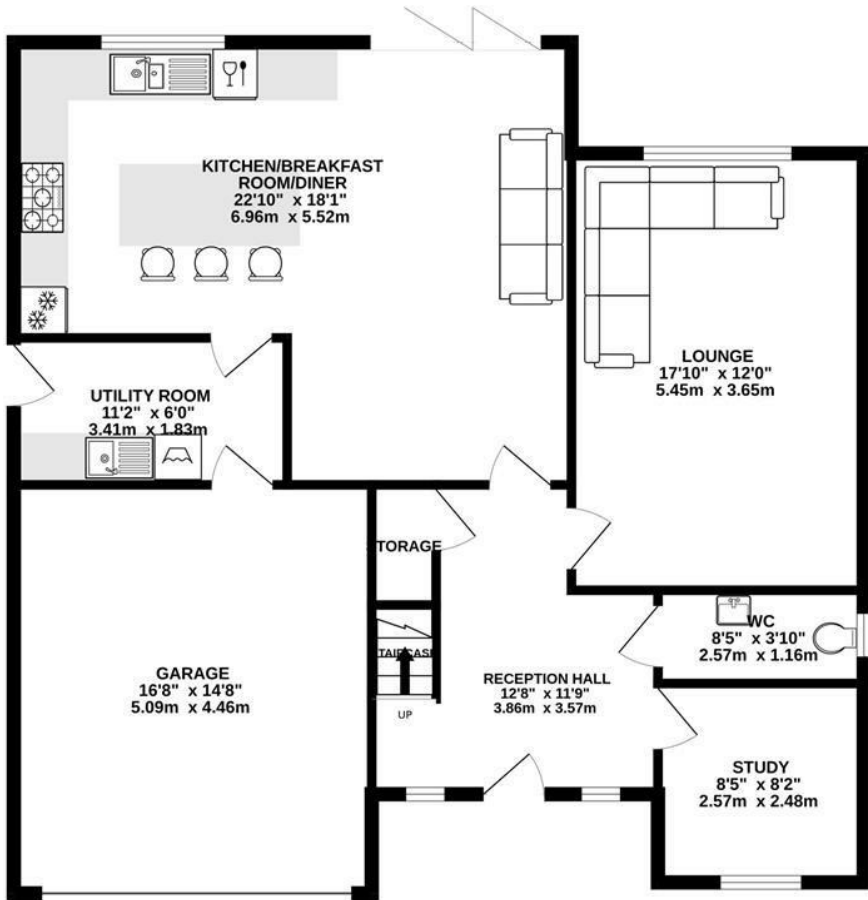




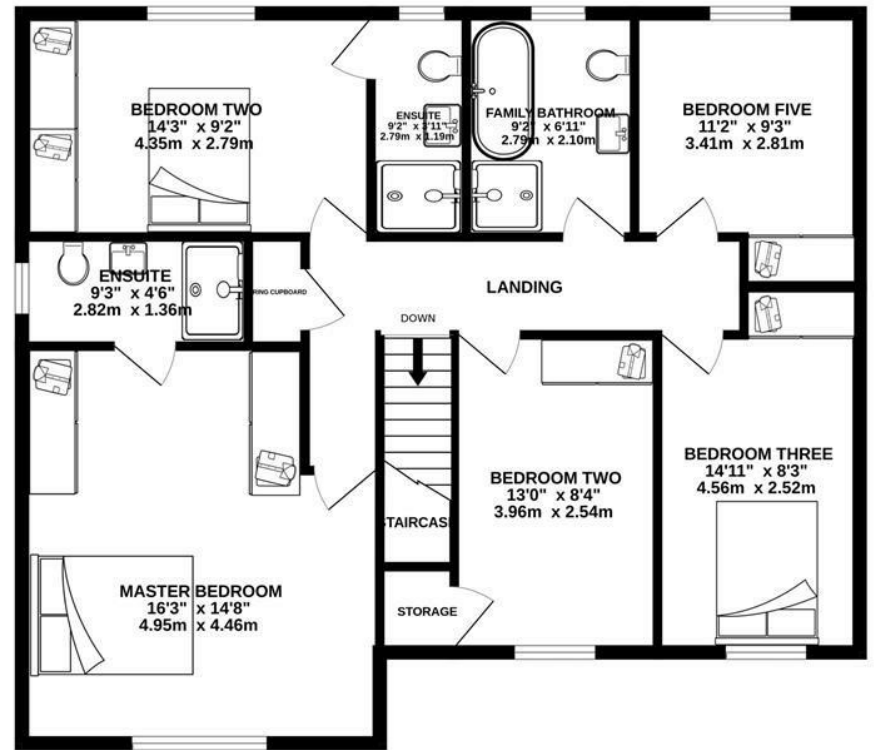




GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2056 sq.ft. (191.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		<b>81</b>	<b>88</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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