



Whitehall Drive, Broughton, Preston

£425,000

BRAND NEW BUILD - PLOT SPECIFIC INCENTIVES AVAILABLE

THE WHITEHALL

Approx 134.7 SQ.M and 1450 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 Whitehall, a beautiful four-bedroom detached home, on a brand new development that offers a range of different sized homes to suit all budgets. The Whitehall 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 sublime home, the entrance hall welcomes you in. Here, you'll find a convenient utility room as well as the downstairs WC. As you move through, you'll lead into the open plan kitchen/dining/family room located towards the rear of the home that offers a contemporary theme and integrated appliances throughout. Patio doors connect the indoors to the garden, creating a seamless flow of space. This space then opens through into the spacious front lounge that beckons with multiple bay windows as well as ample space for a full settee suite with corner sofa.

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 private ensuite bathroom, offering a luxurious and private retreat within your own home. The remaining bedrooms share a modern three piece family bathroom that completes this floor.

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

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 Whitehall 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.









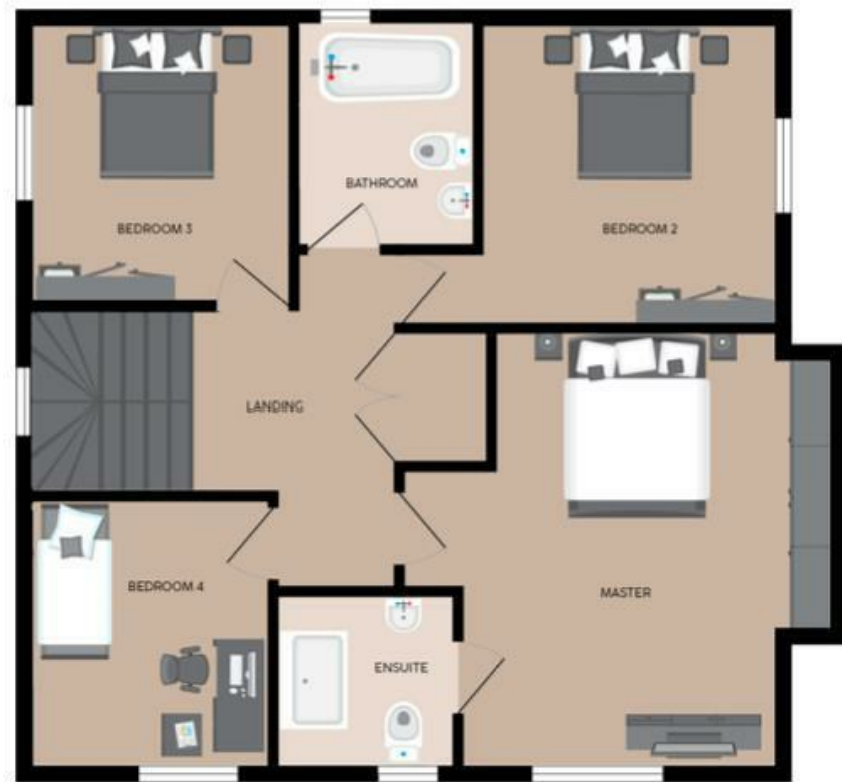




GROUND FLOOR

	METRES	FEET/INCHES
LIVING ROOM	4.91 x 5.46	16.12 x 17.92
KITCHEN/ DINING/ FAMILY	3.04 x 8.05	9.96 x 26.41
UTILITY	1.94 x 1.75	6.35 x 5.74
WC	1.03 x 1.74	3.37 x 5.71
GARAGE	5.97 x 6.14	19.6 x 20.14

TOTAL FLOOR AREA:



FIRST FLOOR

	METRES	FEET/INCHES
BEDROOM ONE	4.44 x 3.11	14.56 x 10.19
ENSUITE	1.91 x 1.96	6.26 x 6.44
BEDROOM TWO	3.3 x 3.1	10.82 x 10.17
BEDROOM THREE	3.08 x 2.9	10.12 x 9.51
BEDROOM FOUR	3.03 x 2.51	9.92 x 8.22
BATHROOM	2.47 x 1.93	8.11 x 6.32

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.