



## The Maple Oak Meadows



Meadows Lane, Claughton-on-Brock, Preston, PR3 0FS

£349,995

Holdens are pleased to bring to the market this new exclusive development by Holden Homes of nine detached bungalows for the over 55's. Located close to amenities and excellent bus links to Garstang, Preston and Lancaster. Entrance hallway, lounge, kitchen/diner, Three bedrooms, one en-suite, bathroom. Single garage. Block paved driveway. Electric vehicle charging point. Landscaped front garden, Indian stone flagged patio to the rear and garden with fencing for privacy. Features include: Amtico flooring and carpet included as standard. SieMatic kitchen with integrated Bosch appliances. Underfloor heating throughout, Bifold doors, Indian flagged patio, security alarm and external lighting. Low carbon air source heat system. Solar panels. 10 year structural warranty.





### ALL ON THE GROUND FLOOR

Underfloor heating throughout the ground floor. Each room has its own thermostat to control the temperature. Oak veneered internal doors.

#### Entrance Hallway

#### Lounge

12'9" x 10'9" (3.9m x 3.3m)

Fibre Broadband. Coaxial TV aerial data cable for wifi.

#### Kitchen/Diner

17'0" x 12'1" (5.2m x 3.7m)

SieMatic handleless kitchen: Bosch single oven, Bosch inbuilt microwave, Bosch 4 zone induction hob, Bosch integrated dishwasher, Bosch integrated 50/50 fridge freezer (frost free), Bosch integrated washer/dryer and extractor, laminate worktop, LED downlights, aluminium bi-fold doors. **OPTIONAL EXTRAS ARE AVAILABLE** such as Quartz worktops.

#### Master Bedroom

12'5" x 13'1" (3.8m x 4.0m)

#### En-Suite

4'11" x 7'10" (1.5m x 2.4m)

Tiled full height around the shower, half tiled walls to the remainder, walk-in shower, two drawer vanity unit and anthracite electric towel rail, LED downlights.

#### Bedroom 2

12'5" x 9'2" (3.8m x 2.8m)

#### Bedroom 3

12'9" x 7'0" (3.9m x 2.15m)

#### Bathroom

7'2" x 5'10" (2.2m x 1.8m)

Tiled full height around the bath and half tiled walls, single ended bath with shower over, two drawer vanity unit and anthracite electric towel rail, LED downlights.

### EXTERNALLY

Landscaped front gardens, rear garden turfed, Indian grey flagged patio and fencing is included for privacy. Block paved driveway. Single detached garage with anthracite door. Electric vehicle charging station. Exterior lighting will comprise two spotlights at the front door and two wall lights to the rear, one either side of the bi-fold doors.

### PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

### IMPORTANT NOTE

Please note that the vendor of this property is related to a member of staff at Holdens Estate Agents.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### **Misdescriptions Act**

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