



Birchwood House Eaves Lane

Woodplumpton, Preston, PR4 0DX



£525,000

Absolutely delighted to bring to the market this stunning newly built detached family home in the sought after location of Woodplumpton. Close to excellent schools, good transport links and many amenities this beautiful property will make a fantastic family home, ideal for modern living. Open plan living opening up onto a private rear garden is ideal for entertaining on those long summer evenings. The property comprises of an entrance hallway leading to a living room, a large modern kitchen/diner, and a utility. Up to the first floor there are four large bedrooms, two with ensuites and a family bathroom. There is an integral double garage. To the front there is a driveway providing ample off road parking for multiple vehicles and to the rear is a large private rear garden and patio area. This property will not be around for long so call to book your viewing today.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, down lights, stairs to first floor, door to WC, door kitchen/Diner, door to living room.

Living Room

15'1" x 12'6" (4.604 x 3.825)

uPVC double glazed bay windows to front, Gap for fireplace, opening through to kitchen/Diner.

Kitchen/Diner

21'10" x 14'1" (6.678 x 4.301)

Base units, wall units and worktops, double oven grill, built-in fridge/freezer, built in dishwasher, composite sink, Island with breakfast bar and storage, four ring electric hob, uPVC double glazed bi-folding doors to rear, opening through to utility room and WC, downlights.

Utility room

10'1" x 5'4" (3.088 x 1.639)

Base units, cupboard, space for washing machine and dryer, stainless steel sink and drainer, uPVC double glazed window to rear, uPVC double glazed back door, door to garage.

WC

4'8" x 2'7" (1.443 x 0.806)

WC, sink with built-in cupboard.

FIRST FLOOR

Landing

Attic access, doors to four bedrooms and a bathroom.

Bedroom 1

19'8" x 19'3" (6.010 x 5.891)

uPVC double glazed window to front, downlights, two radiators, door to ensuite.

Ensuite 1

8'9" x 8'1" (2.672 x 2.482)

Twin wall mounted sinks with built-in drawers, WC, uPVC

double glazed window to rear, shower cubicle, towel radiator, downlights.

Bathroom

8'8" x 6'10" (2.647 x 2.106)

Wall mounted sink with built-in drawers, wall mounted mirrored cabinet, shower cubicle, WC, uPVC double glazed window to rear, bath, downlights.

Bedroom 2

13'0" x 10'1" (3.972 x 3.094)

uPVC window to rear, radiator, door to ensuite

Ensuite 2

9'3" x 3'10" (2.844 x 1.170)

uPVC window to rear, WC, towel radiator, wall mounted sink with cupboard, shower cubicle, wall mounted mirror , downlights.

Bedroom 3

13'4" x 10'6" (4.07 x 3.222)

uPVC double glazed window to front, radiator.

Bedroom 4

10'11" x 10'2" (3.336 x 3.116)

uPVC double glazed window to front, radiator.

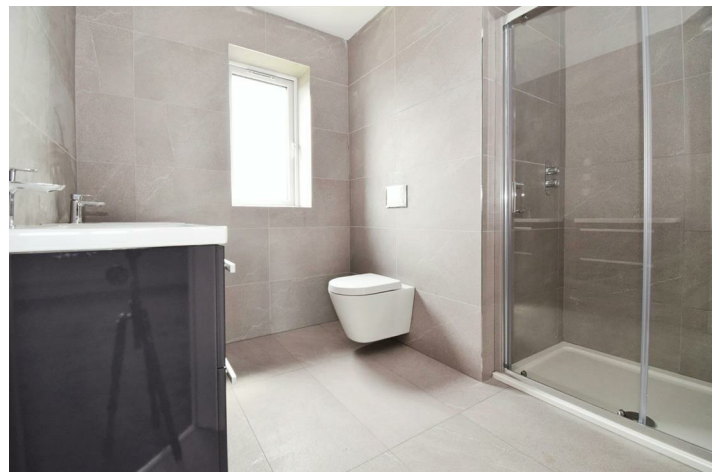
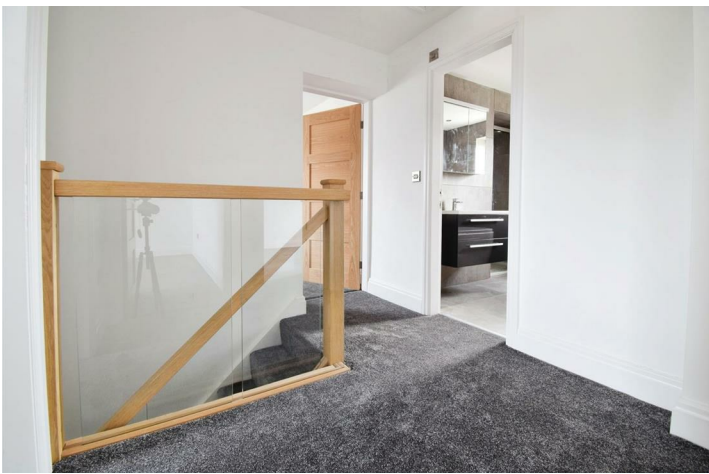
EXTERNALLY

To the front is a small Lawn, Indian flagged stone path, driveway space for multiple cars, two-door attached garage , gate round side of house leading to a rear garden.

To the rear is a good sized rear garden that is comprised of a large lawn, Indian flagstone path and patio, surrounding fencing , air source heat pump.

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.



Road Map



Hybrid Map



Terrain Map



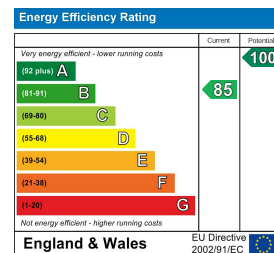
Floor Plan



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



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