



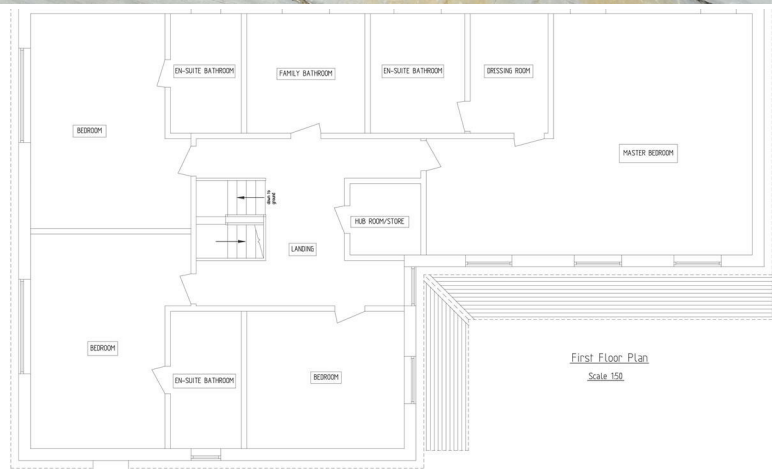
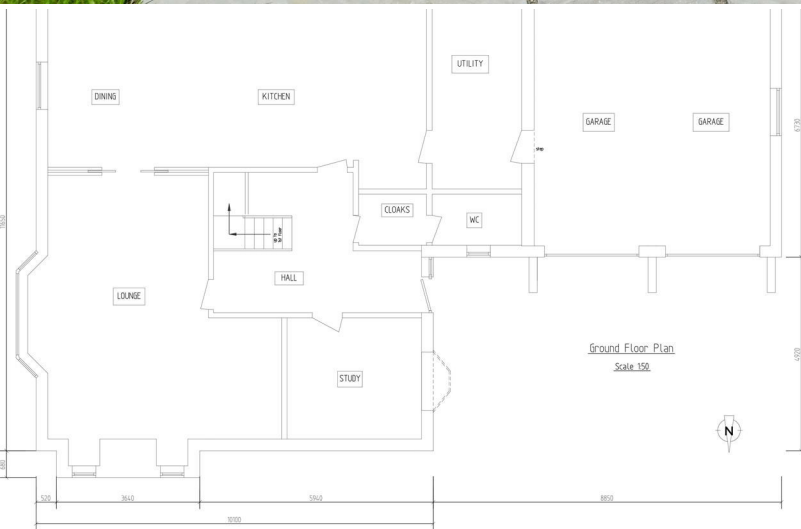
Yew Tree House Eaves Lane, Woodplumpton, Preston, PR4 0DX

£795,000



Offering generous living space is this lovely detached family home in the sought after location of Woodplumpton. Semi rural living but also close to good schools, many amenities and major transport links this lovely unique home would be ideal for a wide range of buyers. Set in an exclusive development of just three beautiful houses. The house comprises of an entrance hall which leads to a generous sized lounge, a study, kitchen/Dining room, utility room and downstairs WC. Up the stairs there are four generous sized bedrooms, three with ensembles and a dressing room attached to the master. There is also a family bathroom. There is an integral double garage. To the rear is a lovely rear garden and to the front is a driveway providing ample off road parking for multiple vehicles. . This lovely home undergoing the final stages of construction and is being finished to a high standard throughout. There is also an option to choose your own style of kitchen and bathrooms to truly put your own stamp on the property. Please call for details.





| EXTERNAL FINISHING MATERIALS  |  |
|---|--|
| ROOF CLADDING:  |  |
| BLUE/GREY 'QUINN WESTERN' CONCRETE INTERLOCKING TILES WITH MATCHING RIDGE TILES   |  |
| EXTERNAL WALLS:   |  |
| off-WHITE SMOOTH 'K REN' RENDER WITH NATURAL SANDSTONE APERTURE SURROUNDS AND CORNER QUINS.                             |  |
| FRONT GARAGE AND BAY AREAS TO BE TRADITIONAL ROUGH FACED MID-RED WIENERBERGER TERCA 'KASSANDRA' MULTI FACING BRICKWORK. |  |
| WINDOWS & DOORS:  |  |
| ANTHRACITE GREY COLOURED FRAMES   |  |
| FASCIA, VERGE AND EAVES BOARDS: BLACK uPVC  |  |
| RAINWATER GOODS: BLACK uPVC   |  |



PLOT 2

Revisions:  
A. 10 August 2020: Elevation treatment amended to match Plots 1 and 3.

Client:

Project:

Proposed three property development.

Drawing Title:

PLOT 2: House Details

**eastham**  
DESIGN ASSOCIATES  
Construction Design Professionals  
10-12 Green  
Wales Green  
Preston  
PR4 2NY  
Tel: 01772 624440  
Email: mail@easthamdesign.co.uk

Scale: 1:50 - 1:100 @ A1 Date: July 2020 Drawn: J S Eastham

Plot 2: House Details









## Road Map



## Hybrid Map



## Terrain Map



## Viewing

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

### **Misdescriptions Act**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.