



Plot 13 Breacla, Lancaster,  
Lancashire, LA1 4NU

Plot 13, Breacla, Lancaster

## The property at a glance 4 2 2

- An Exquisite Detached New Build Property
- Four Double Bedrooms
- Located On A Newly Built Development
- Prime Location
- Perfect Commuter Links
- High Quality Finish
- Off Road Parking
- Council Tax Band TBC
- EPC Rating: A
- Tenure Freehold

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**£540,000**



# Get to know the property



## AN EXCEPTIONAL NEW BUILD DETACHED PROPERTY (Internal pictures of Plot 12 Show home)

Introducing this exceptional four-bedroom detached new-build home, proudly positioned on a highly sought-after modern development in the popular Scotforth area. Designed with contemporary family living in mind, this stunning property offers a high-quality finish throughout, boasting stylish fixtures, modern fittings and a layout perfectly suited to today's lifestyle. Triple glazed windows, fully fitted kitchen, hoover integrated dishwasher, HAIER cooking appliances with WIFI connectivity and built in Air Fryer and Solar Panels and Car Charger for future proof living.

Upon entering, you are welcomed by a bright hallway leading to two spacious living areas, ideal for both relaxation and entertaining. The impressive open-plan kitchen and dining space forms the vibrant hub of the home, featuring sleek cabinetry, integrated appliances and ample room for family gatherings.

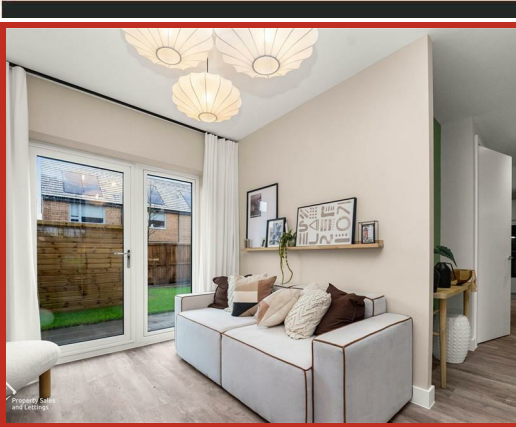
Upstairs, you will find four generous double bedrooms, including a luxurious main bedroom complete with a walk-in wardrobe and access to a beautifully appointed en-suite. A modern family bathroom serves the remaining bedrooms, all of which offer superb space and versatility.

Externally, the property benefits from a private rear garden and driveway parking, perfectly complementing the home's immaculate interior. Situated close to excellent local schools, reliable bus routes, and major motorway and transport links, this home offers unrivalled convenience in a prime location.

This outstanding property is truly ready for a buyer to move straight into, providing comfort, style and practicality in equal measure. A rare opportunity to secure a premium new-build family home within one of Lancaster's most desirable settings.

For further information or to arrange a viewing please contact our office at your earliest convenience.





## Ground Floor

### Entrance

Composite door to the Entrance Hallway

### Entrance Hallway

2.77m x 1.63m (9'1 x 5'4)

UPVC double glazed window, smoke alarm, spotlights, meter cupboard, laminate flooring, open to the Lounge and Kitchen Diner, staircase to the first floor.

### Lounge

4.65m x 3.99m (15'3 x 13'1)

UPVC double glazed window, central heating radiator, spotlights, television point, laminate flooring, open to the Inner Hallway.

### Inner Hallway

2.97m x 1.50m (9'9 x 4'11)

Spotlights, laminate flooring, under staircase storage cupboard, open to the Snug, Kitchen Diner and a door to the Utility Room.

### Snug

3.35m x 2.72m (11 x 8'11)

UPVC double glazed window, central heating radiator, television point, laminate flooring, UPVC double glazed door to the rear.

### Utility Room

2.18m x 1.80m (7'2 x 5'11)

Central heating radiator, plumbing for a washing machine and dryer, spotlights, extractor fan, laminate flooring, door to the WC, UPVC double glazed door to the rear.

### WC

1.65m x 1.35m (5'5 x 4'5)

Central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, laminate flooring.

### Kitchen Diner

7.47m x 3.71m (24'6 x 12'2 )

Two UPVC double glazed windows, two central heating radiators, a range of wall and base units, inset stainless steel one and a half bowl sink with mixer tap, integrated electric oven and combi microwave, four ring induction hob, integrated fridge freezer and dishwasher, under unit lighting, spotlights, extractor fan, laminate flooring.

## First Floor

### Landing

3.25m x 2.11m (10'8 x 6'11)

Central heating radiator, storage cupboard with integrated boiler, smoke alarm, spotlights, loft hatch, doors to four Bedrooms and a Family Bathroom.

### Bedroom One

3.48m x 3.28m (11'5 x 10'9)

UPVC double glazed window, central heating radiator, air ventilation system, door to the Walk In Wardrobe and En Suite.

### Walk In Wardrobe

2.62m x 1.27m (8'7 x 4'2 )

Central heating radiator.

### En Suite

2.06m x 1.14m (6'9 x 3'9 )

Heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, tiled elevations, spotlights, extractor fan, Lino flooring.

### Bedroom Two

5.69m x 3.07m (18'8 x 10'1)

UPVC double glazed window, central heating radiator, air ventilation system.

### Bedroom Three

4.34m x 2.69m (14'3 x 8'10)

UPVC double glazed window, central heating radiator, air ventilation system.

### Bedroom Four

3.73m x 3.07m (12'3 x 10'1)

UPVC double glazed window, central heating radiator, air ventilation system.

### Bathroom

2.08m x 1.65m (6'10 x 5'5)

Heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and a direct feed shower head, tiled elevations, spotlights, extractor fan, Lino flooring.

## External

### Rear

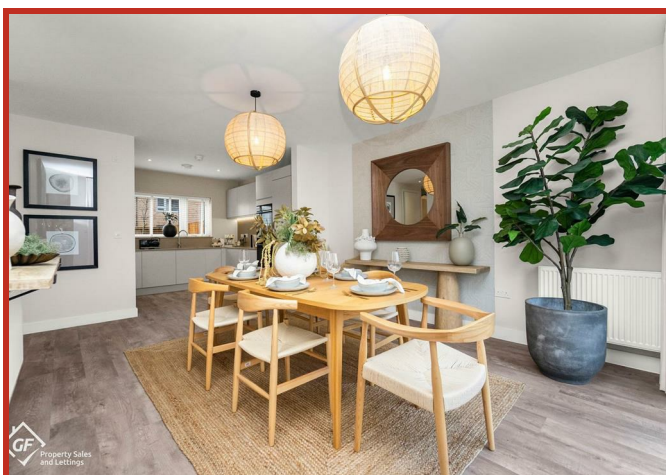
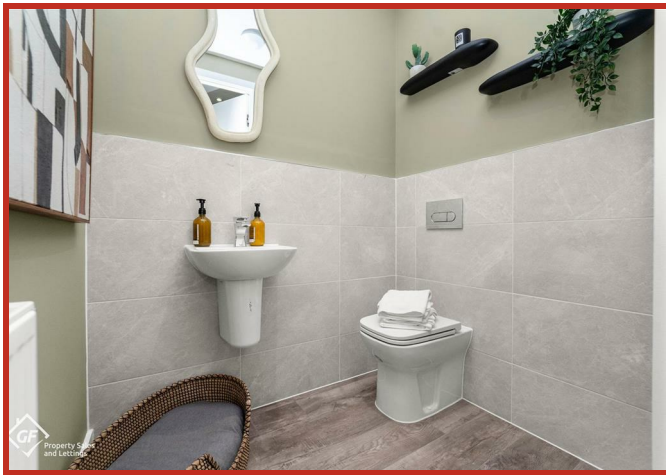
Enclosed garden with off road parking.

### Front

Courtyard.

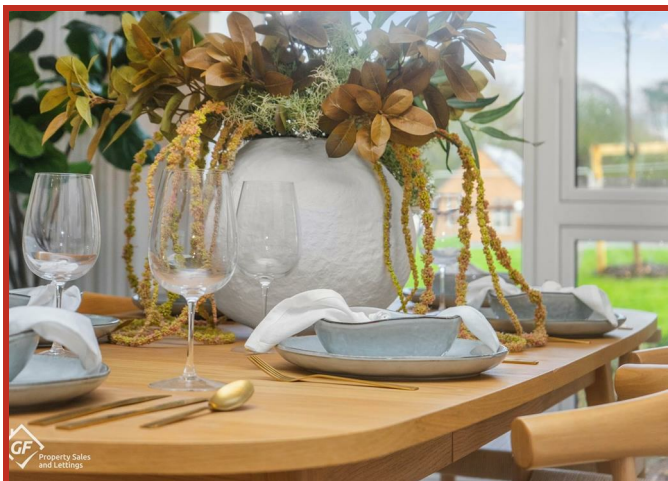
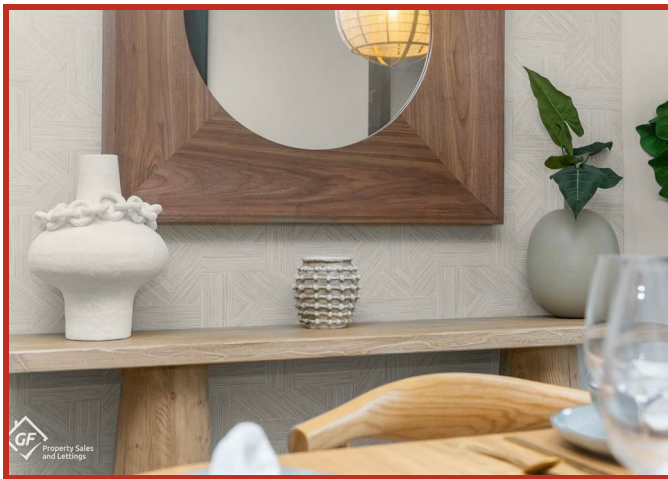
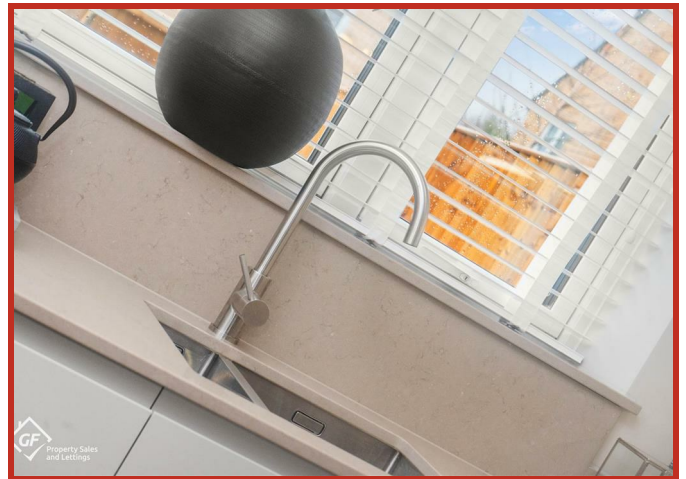


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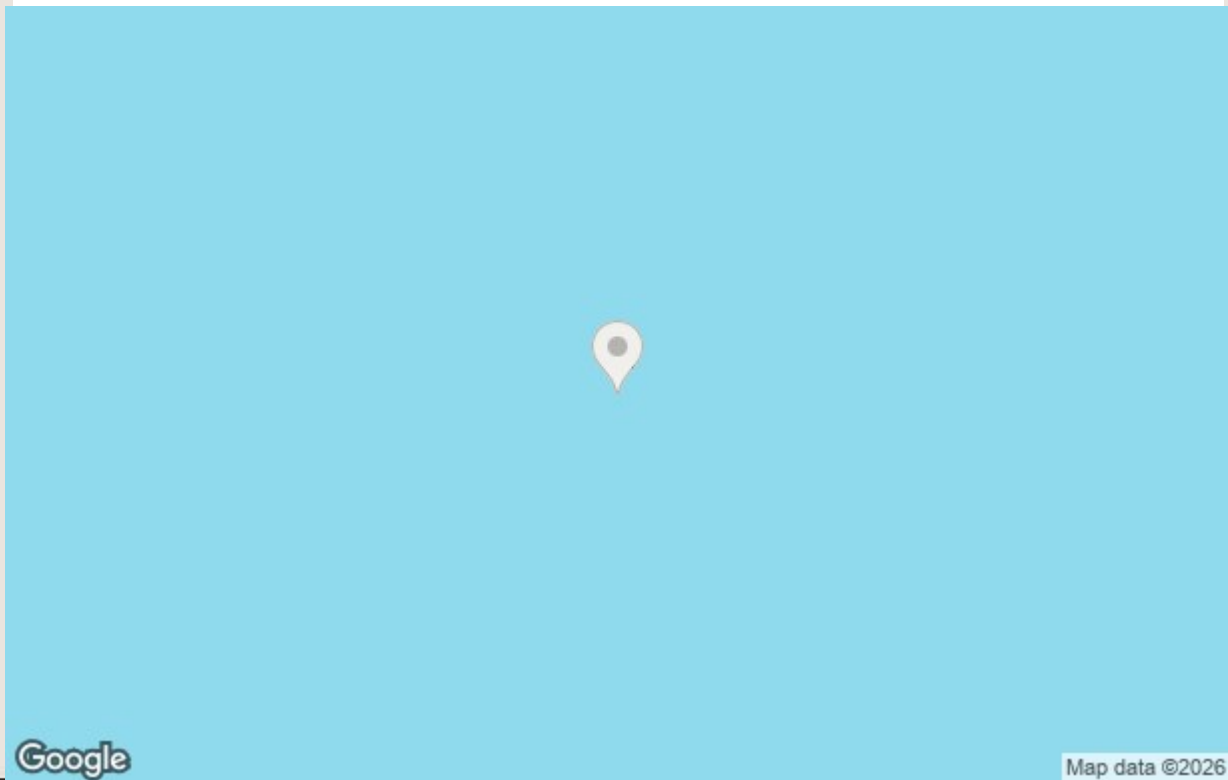
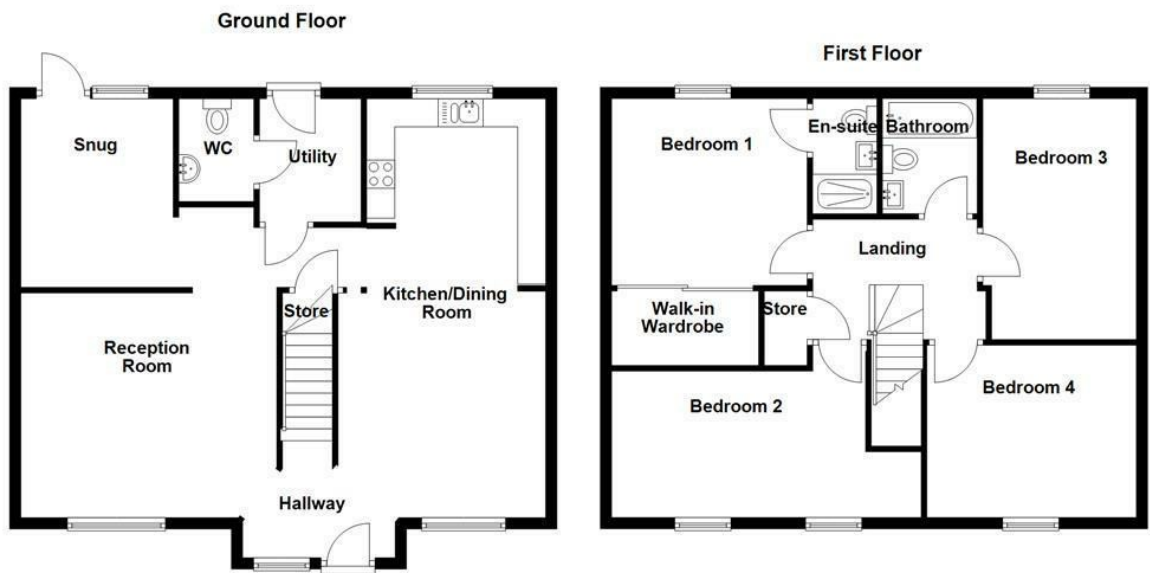
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# Take a nosey round



Google

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	