



2, Newsham Court, Newsham Hall Lane, Woodplumpton
Preston

£565,000



2, Newsham Court, Newsham Hall Lane

Woodplumpton, Preston

Stunning 5 bed 3 bath detached house on a small development of 4 properties. Crafted by reputable builder with attention to detail. Expansive open plan living area with bi-fold doors to rear garden as well as 2 further reception rooms. Detached garage with charging point. 10-year build guaranty.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- *LAST ONE REMAINING*
- Five bedrooms and three bathrooms, master with dressing room.
- Large open plan living dining kitchen with bifolds to garden
- Two separate reception rooms
- South Facing Rear Garden
- Detached new built home by local builder, small development of four properties
- Detached garage and multiple driveway parking
- 10 year build guarantee

Entrance Hallway

Vaulted glass fronted entrance with composite door, leading to hallway with access to ground floor rooms and the first floor via an American Oak and glass railed stairway.

Lounge

Spacious lounge, window to front. Please note this room has been virtually staged in the photograph.

Living Room

Floor to ceiling window to front. Please note this room has been virtually staged in the photograph.

Open Plan Living Dining Kitchen

Large open plan living dining kitchen with bifolds and window to rear. Kitchen - Excellent range of base and wall units with quartz worktop, sink and mixer tap. Integrated appliances include: dishwasher, induction hob on island with extractor over, fridge, freezer, triple ovens including microwave and warming drawer. Neff appliances. Breakfast bar on island. Dining and living area. Access to utility and pantry. Please note this room has been virtually staged in the photograph.

Utility Room

Base storage units with worktop, steel sink with mixer tap. Space, power and plumbing for washing machine and drier. Access to pantry. Door to rear garden.

Pantry

Off the utility room, with floor to ceiling shelving fitted for storage.

Plant Room

Functional space with pressurised boiler system, fibre broadband and other utilities.

WC

Wall mounted sink with tiled splashback, WC. Duravit sanitary ware. Heated towel rail. Access to plant room. Window to side.



**Landing**

Spacious landing with access to all bedrooms. Balcony overlooking vaulted entrance. Access to plant room/storage space. American Oak and glass balustrade and handrail.

Bedroom One

Access to dressing room and ensuite bathroom. Floor to ceiling glazed doors with Juliette balcony to rear. Please note this room has been virtually staged in the photograph.

Dressing Room

Off bedroom one. Space for fitted storage units. Please note this room has been virtually staged in the photograph.

Ensuite Bathroom

Walk in shower cubicle with mains shower, wall mounted sink with mixer tap, WC. Fully tiled walls and floor. Duravit sanitary ware. Heated towel rail. Window to side.

Bedroom Two

Access to ensuite bathroom. Window to front.

Ensuite Bathroom

Walk in shower cubicle with mains shower. Wall mounted wash hand basin. WC. Duravit sanitary ware. Fully tiled walls and floor. Window to side.

Bedroom Three

Window to front.

Bedroom Four

Window to rear.

Bedroom Five

Window to rear.

Family Bathroom

Three piece bathroom suite with tiled bath, pedestal sink with mixer tap, WC. Duravit sanitary ware. Heated towel rail. Fully tiled walls and floor. Window to side.

FRONT GARDEN

Front garden laid to lawn either side of pathway entrance. Landscaped to include attractive plants, shrubbery and architectural planting.

GARDEN

South facing. Fully landscaped to include patio, lawn and planting to beds. Brick and fence boundaries. Access to garage and pathway to both sides of the property.

GARAGE

Single Garage

Detached brick built garage with power and light. Charging point for electric vehicle.

DRIVEWAY

2 Parking Spaces

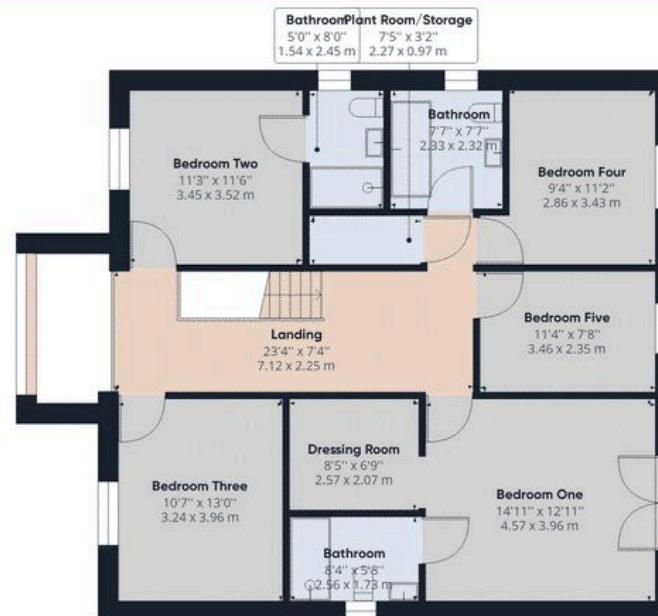
Driveway to side of property.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2438.62 ft²

226.56 m²

Reduced headroom

0.73 ft²

0.07 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

Why not call us on 01772 615550 now?

Introducing MWConcierge

Helping you take the time and stress out of mortgages, conveyancing, removals and more.

We understand that no matter how experienced you are at buying and selling properties, the to-do list can often be daunting at the start of any move. Let us take the hassle out of many of those challenging tasks and make your move that little bit smoother with MWConcierge.

Our awards and accreditations

MovingWorks is proud to have won not one but two British Property Gold Awards in recent years, demonstrating our best-in-class service and commitment to excellence. As registered members of The Property Ombudsman and NAEA Propertymark estate agents we are also able to demonstrate that we adhere to the highest industry standards, providing our clients with genuine peace of mind.

