



**Newsham Court, Newsham Hall Lane, Woodplumpton**

Preston

**£610,000**



## Newsham Court, Newsham Hall Lane

Woodplumpton, Preston

Exquisite 5-bed detached house in a small exclusive development. Spacious and elegant, with 3 bathrooms, master dressing room, open-plan living area, and 2 reception rooms. Impeccable design and finish, complete with south facing, landscaped garden, detached garage, and ample parking.

Council Tax band: TBD

Tenure: Freehold

- Detached new built home by local builder, small development of four properties
- Five bedrooms and three bathrooms, master with dressing room.
- Large open plan living dining kitchen with bifolds to garden
- South Facing Rear Garden
- Two separate reception rooms
- 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

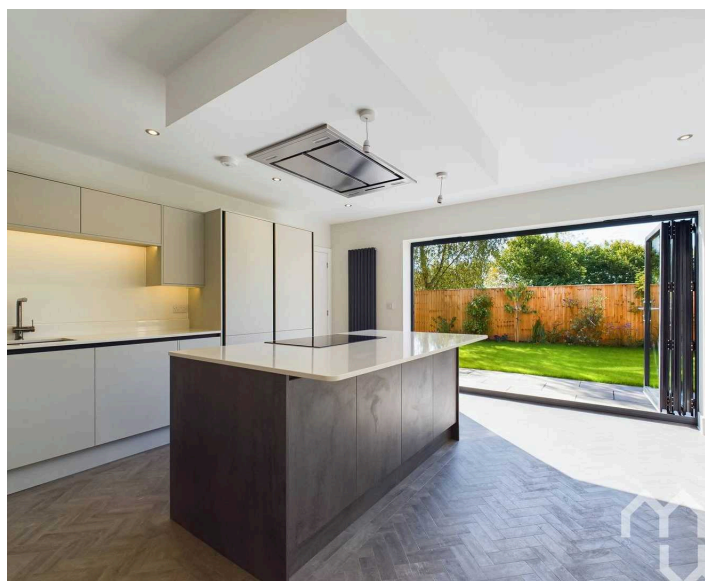
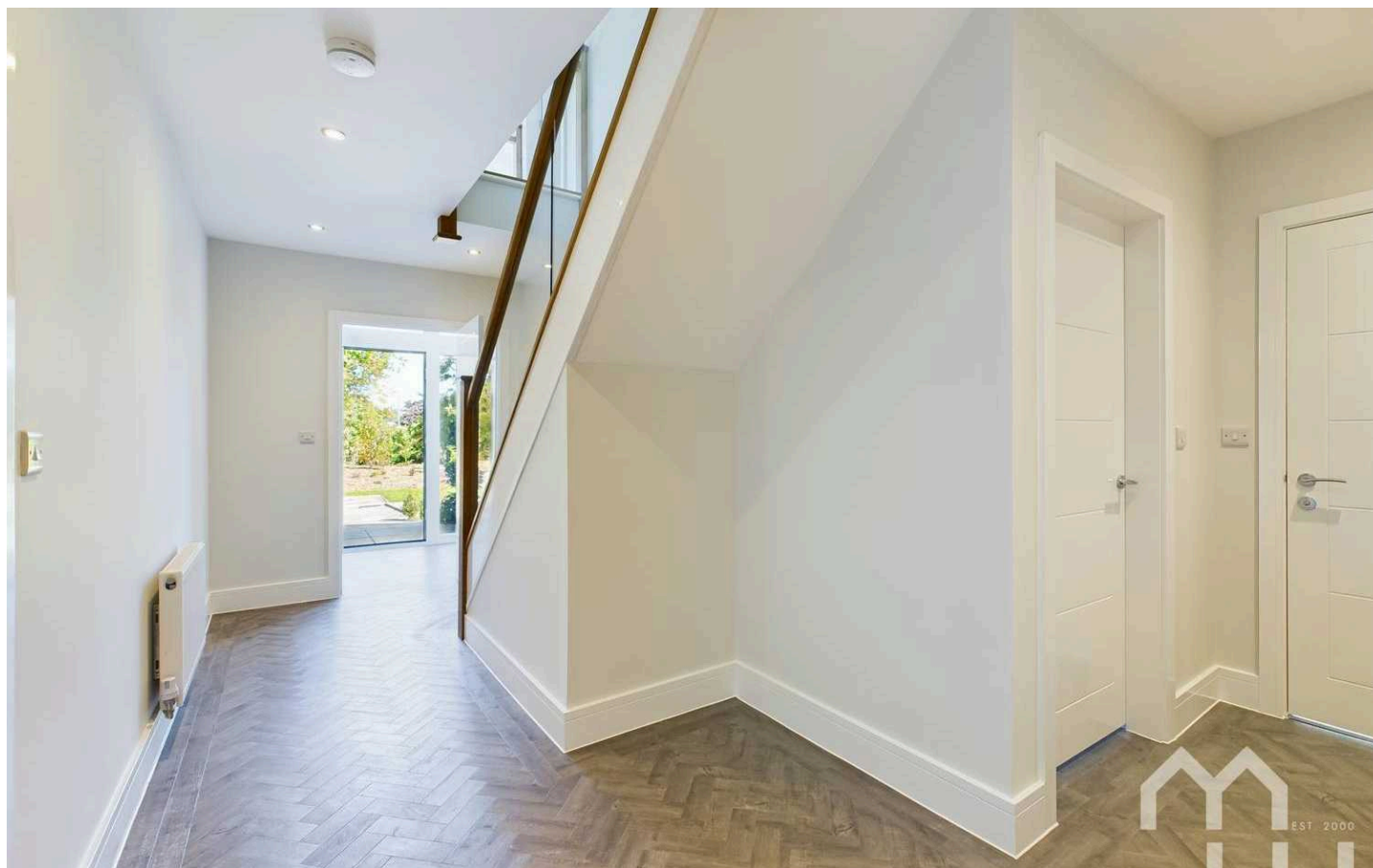
Off the utility room, with floor to ceiling shelving fitted for storage.

### 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

3 Parking Spaces

Driveway to side of property.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2438.62 ft<sup>2</sup>

226.56 m<sup>2</sup>

Reduced headroom

0.73 ft<sup>2</sup>

0.07 m<sup>2</sup>

(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.

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