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ARNOLD & PHILLIPS  
ESTATE AGENTS



Proposed Front Elevation (South-western)  
Scale 1:50



Proposed Side Elevation 1 (South-eastern)  
Scale 1:50



Tenure: We are advised by our client that the property is .....  
Council Tax Band: ....

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Plot 2, Durton Lane, Broughton

A&P

The Epitome of Luxury Living in Broughton... Step into a world of elegance with this stunning five-bedroom detached home, one of only two exclusive residences set for completion on the 01.11.2025. The home's handsome exterior will showcase a textured white render finish with sandstone highlights, offering a contemporary yet classic appeal that enhances the overall aesthetic of the property. The beautiful design blends practicality with opulence, and the stylish layout will be accentuated by carefully curated details that will elevate your lifestyle beyond mere aesthetics.

Crafted by a renowned local developer celebrated for their attention to detail, the home will embody a harmonious fusion of modern sophistication and timeless elegance. The grand, airy spaces will be highlighted by weathered oak herringbone flooring that radiates warmth and texture, complemented by beautiful pendant lighting and Edwardian skirting. The walls will be finished in soft neutral tones by Farrow & Ball, while Vancouver ash doors will add a touch of contemporary charm.

Experience the pinnacle of relaxation in the luxurious bathrooms, featuring a slate grey freestanding bath that will invite tranquil soaks. The wood-effect porcelain tiles and exquisitely tiled walls will create a spa-like ambiance that is both inviting and stylish.

At the heart of the home, the shaker-style kitchen will boast brushed nickel fittings and stunning quartz worktops, perfect for culinary enthusiasts and entertaining guests alike. Open-plan living areas will provide a seamless flow, ideal for modern family life. Thoughtfully designed to enhance daily living, the layout will encompass a grand reception hallway, a beautiful lounge, an orangery, a versatile study, and a stylish dining room/sitting area. Residents will enjoy cosy movie nights in the dedicated media space or gather with loved ones in the expansive family dining kitchen.

Additional features will include a utility room, a convenient cloakroom/wc, five well-appointed bedrooms, including a master suite complete with an en-suite and dressing area, two additional en-suites, and a luxurious family bathroom. High-quality fixtures and fittings will be a given, with a bespoke kitchen featuring integrated appliances, stunning granite work surfaces, and underfloor heating throughout.

Outside, the property will offer ample driveway parking and access to a double garage, a good sized rear garden will be perfect for entertaining or enjoying tranquil evenings under the stars.

Nestled in the picturesque semi-rural setting of Broughton, these exclusive homes are poised to become two of the most sought-after residences in the region. With convenient access to the M6, M55, and M65 motorways, commuting will be effortless, while the vibrant town center of Preston and its railway network will be just a short drive away.

Don't miss this rare opportunity to own a piece of luxury in a desirable enclave. Elevate your living experience and make this exquisite property your future home.

