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ARNOLD & PHILLIPS
ESTATE AGENTS



Front Elevation (South East)

Side Elevation (North East)



Rear Elevation (North West)

Side Elevation (South West)



Front (NE)

Side (NW)

Rear (SW)

Side (SE)



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. 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 8 Pudding Pie Nook Lane, Goosnargh, Preston

Asking Price £1,100,000

A&P

Discover the epitome of luxury living in this stunning five-bedroom detached home, one of only eight exclusive residences within an esteemed brand-new development. This elegant property is set to elevate your lifestyle beyond mere aesthetics, blending practicality with opulence in every meticulously crafted detail.

Designed by a renowned local developer known for their award-winning projects, this home will showcase a harmonious fusion of modern sophistication and timeless elegance. Grand, airy spaces will radiate warmth and texture and will feature exquisite boutique-style spa bathrooms and an awe-inspiring open-plan kitchen that is sure to delight even the most discerning of tastes.

The houses will represent an inventive fusion of modern and stylish elements, with a nod to classic design. The developers, tried and tested, have already delivered two of our best-selling developments, including 'The Round House,' a state-of-the-art grand designs home, and they are returning with this incredible collection of luxury homes for 2024.

Every inch of this home will be thoughtfully designed to enhance your daily living experience. The layout will encompass a welcoming reception hallway, a cosy lounge, a versatile study, and a stylish dining room/sitting room. You will enjoy movie nights in the dedicated media space or gather with family in the expansive family dining kitchen and living areas. The property will also boast a utility room, a convenient cloakroom/wc, five well-appointed bedrooms, including a master suite complete with an en-suite and dressing room, 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 a spacious rear garden, perfect for entertaining or enjoying tranquil evenings under the stars.

Nestled in the picturesque rural setting of Goosnargh, this development is poised to become one of the most coveted addresses in the region. With convenient access to the M6, M55, and M65 motorways, commuting will be a breeze, 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 sought-after enclave. Elevate your living experience and make this exquisite property your new home.

