



Hilton &
Horsfall

Ash House, Valley Gardens, Hapton

Offers In The Region Of £434,950

• Detached Family Home • Four Double Bedrooms • House Bathroom and Two En-suites • Meticulous Attention to Detail • Integral Garage and Utility Room • Stunning Kitchen • Garden and Driveway • Solar Panels • EV Car Charger

Introducing Ash House, an exceptional brand-new four-bedroom detached home situated in the desirable Valley Gardens development in Hapton. Perfectly blending modern design with practical features, this stunning property is ideal for contemporary family living.

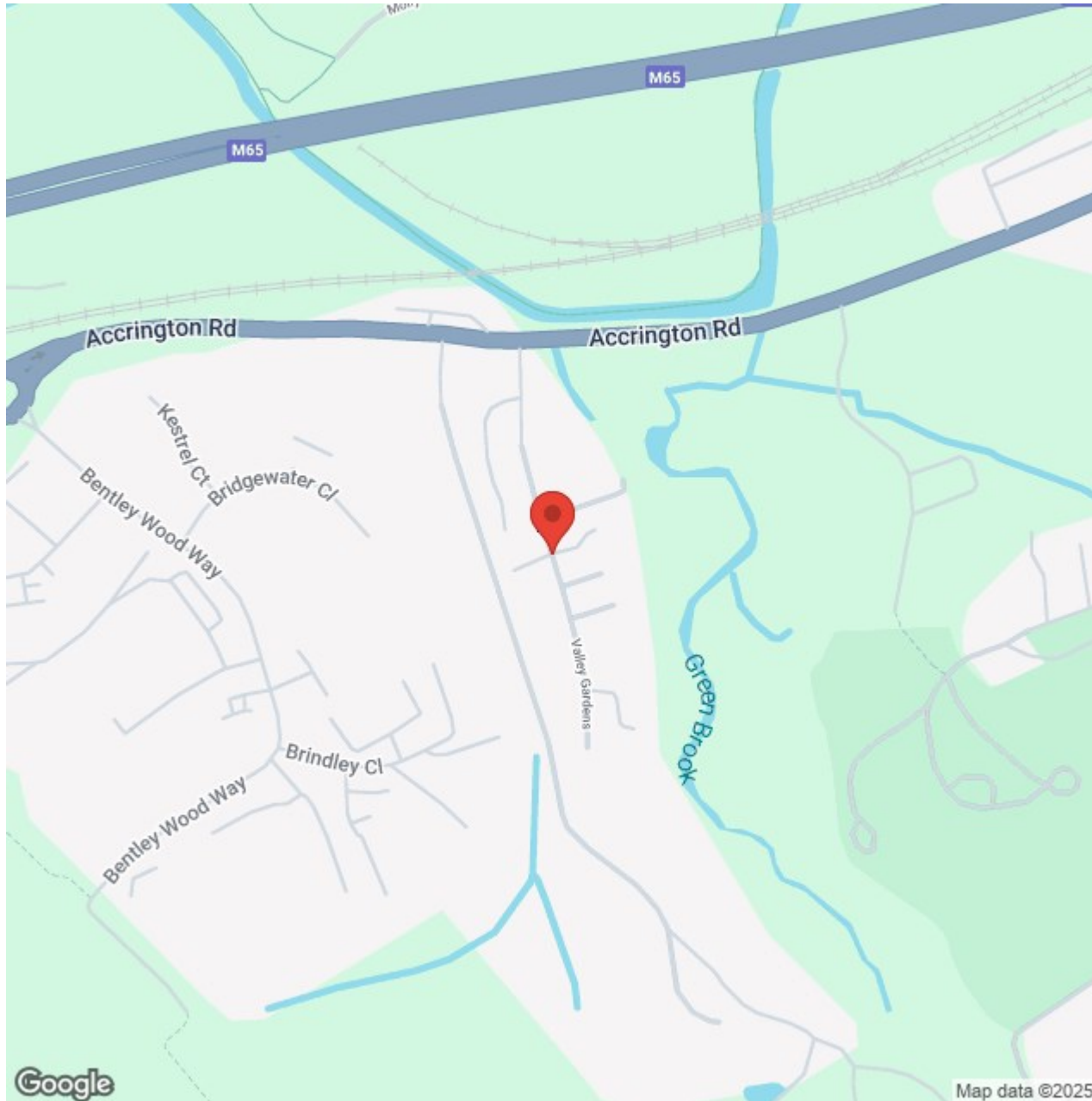
Step inside to discover four spacious double bedrooms, including two cleverly designed 'Jack and Jill' shower rooms and a luxurious four-piece house bathroom suite. The heart of the home is a breathtaking dining kitchen, fully equipped with premium inbuilt appliances, offering both style and functionality. A large utility room complements the space, ensuring household tasks are a breeze.

Additional highlights include an integral garage for secure storage, beautifully landscaped gardens to the front and rear, and a golden gravel driveway that provides ample off-road parking. Environmentally conscious buyers will appreciate the solar panels and EV car charger, making this home as sustainable as it is stylish.

Located in a peaceful yet convenient setting, Ash House offers a fantastic opportunity to own a thoughtfully designed, energy-efficient home in a sought-after area.

Early viewing is highly recommended to fully appreciate what this beautiful home has to offer.







BB11 5QE

Lancashire

GROUND FLOOR

With a composite door leading to:

ENTRANCE HALLWAY

A welcoming entrance hallway with LED spotlights, large porcelain tiled floor in a neutral matt finish, under floor heating, built in shoe bench and a glass balustrade staircase leading to the first floor / landing.

LIVING ROOM 16'2" x 13'10" (4.93m x 4.22m)

A family sized living room with ample space for home furniture, under floor heating, large porcelain floor tiles in a neutral matt finish, LED spotlights and a uPVC double glazed window to the front elevation.

KITCHEN / DINING AREA 19'4" x 14'5" (5.91m x 4.40m)

A modern dining kitchen with a range of wall and base units and quartz work tops over, having integrated appliances such as a wine fridge, double electric oven, five ring induction hob, extractor fan, dishwasher and breakfast bar. The kitchen diner also boasts an under mount stainless steel sink with chrome tap, LED spotlights, built in bluetooth speakers, space for a fridge freezer, under floor heating, large porcelain floor tiles in a neutral matt finish, space for a large dining table, uPVC double glazed window to the rear elevation and uPVC double glazed french doors leading to the rear garden.

UTILITY ROOM 7'4" x 7'4" (2.26m x 2.26m)

A useful utility room with a stainless steel under mount sink with chrome tap, plumbing for a washing machine and dryer, LED spotlights, under floor heating, large porcelain floor tiles in a neutral matt finish and a frosted uPVC double glazed window to the rear elevation.

GROUND FLOOR WC 6'1" x 3'6" (1.87m x 1.07m)

A modern two piece suite with a push button w.c, wall hung sink with chrome mixer tap, LED spotlights, under floor heating, large porcelain floor tiles in a neutral matt finish and extractor fan.

FIRST FLOOR / LANDING

With 1x skylight and access to the loft.

BEDROOM ONE 14'2" x 13'11" (4.33m x 4.25m)

A large double bedroom with fitted wardrobes, LED spotlights, 1x radiator and a uPVC double glazed window to the front elevation.

'JACK AND JILL' ENSUITE 9'8" x 2'11" (2.96m x 0.91m)

A modern three piece suite with a shower cubical with rainfall shower head over and hand held shower hose, push button w.c, pedestal sink with chrome mixer tap, under floor heating, large porcelain floor tiles in a neutral matt finish, LED spotlights, extractor fan and fully tiled walls.

BEDROOM TWO 13'8" x 10'4" (4.19m x 3.16m)

A good sized double bedroom with LED spotlights, fitted wardrobes, 1x radiator and 1x skylight.

BEDROOM THREE 11'4" x 9'10" (3.47m x 3.00m)

A bedroom of double proportion with 1x radiator, LED spotlights and a uPVC double glazed window to the front elevation.

'JACK AND JILL' ENSUITE 7'10" x 3'4" (2.41m x 1.04m)

A modern three piece suite with a shower cubical with rainfall shower head over and hand held shower hose, push button w.c, vanity sink with chrome mixer tap, under floor heating, large porcelain floor tiles in a neutral matt finish, LED spotlights, extractor fan and fully tiled walls.

BEDROOM FOUR 11'3" x 10'0" (3.45m x 3.05m)

Another bedroom of double proportion with 1x radiator and 1x skylight.

HOUSE BATHROOM 7'11" x 7'0" (2.42m x 2.15m)

A modern four piece suite with a panelled bath, shower cubical with rainfall shower head over and hand held shower hose, push button w.c, wall hung sink with chrome mixer tap, under floor heating, large porcelain floor tiles in a neutral matt finish, LED spotlights, built in bluetooth speakers, built in storage and bin, fitted mirror and a uPVC frosted double glazed window to the rear elevation.

INTEGRAL GARAGE 18'7" x 10'10" (5.67m x 3.32m)

Accessed from the utility room with remote control electric sectional door, location of the boiler, 7kw electric car charger and plumbing for a washing machine.

EXTERNALLY

To the front elevation you will find a golden gravel driveway and a well kept lawned area. To the rear is a large private garden with a patio area laid with Indian stone flags and a raised artificial grass area.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/ash-house-hapton>

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

To the front elevation you will find a golden gravel driveway and a well kept lawned area. To the rear is a large private garden with a patio area laid with Indian stone flags and a raised artificial grass area.



Approximate total area⁽¹⁾

1737.4 ft²

161.41 m²

Reduced headroom

2.17 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





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