





Hilton &  
Horsfall

BB11 5QE

## Elm House, Valley Gardens, Hapton

### Offers In The Region Of £444,950

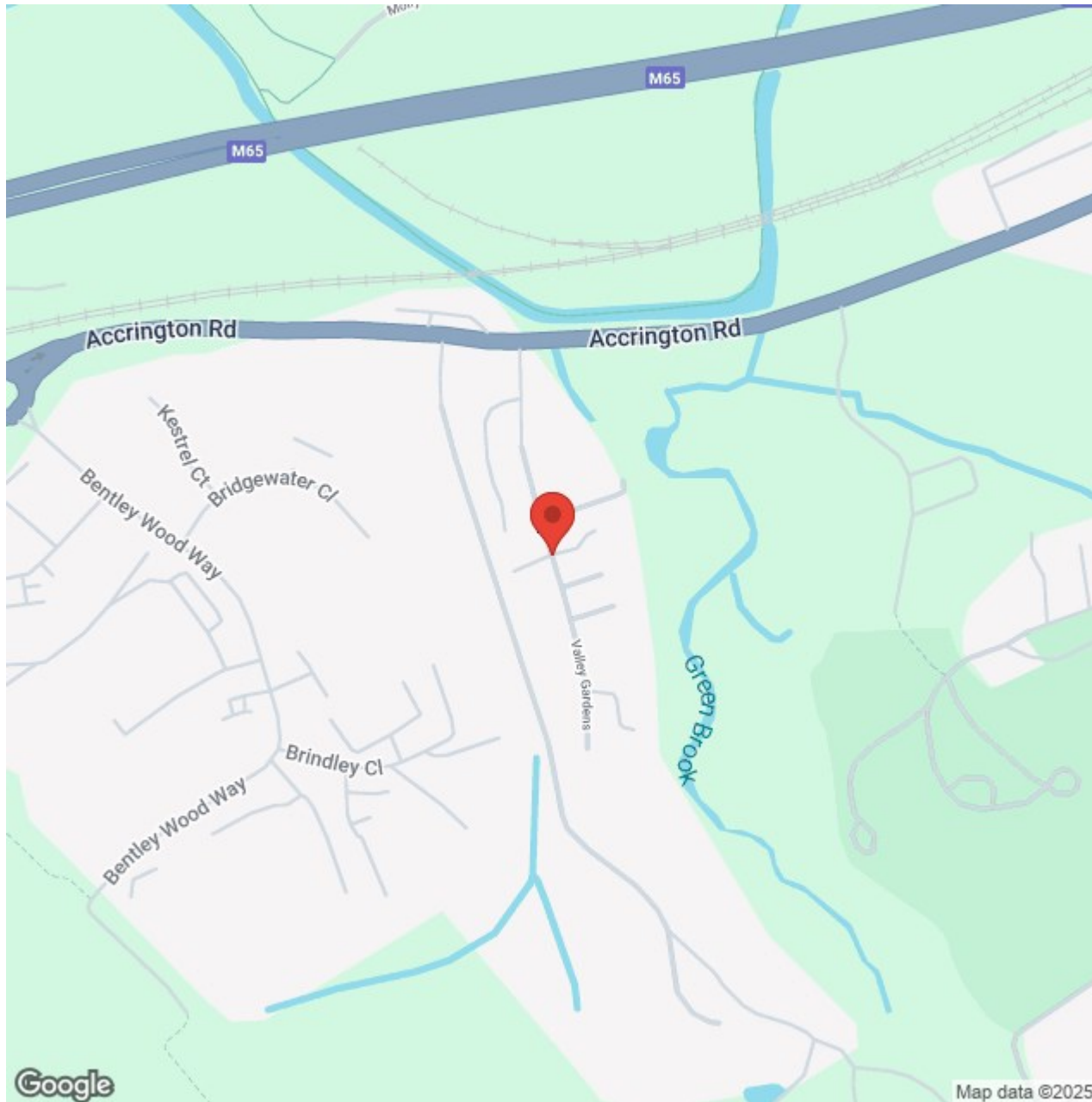
- Last Plot Remaining
- Four Bedroomed Eco House
- Contemporary Family Home
- Detached
- Stunning Kitchen With Centre Island
- Driveway, Integral Garage & Garden

Elm House is a stunning, brand-new eco-friendly four-bedroom detached home in the sought-after Valley Gardens development in Hapton. Designed for modern family living, it seamlessly blends contemporary style with energy efficiency. The bright and welcoming entrance hall leads to a spacious open-plan living area, a breathtaking fitted dining kitchen, a useful utility room, and a ground-floor WC. Upstairs, you'll find four generously sized double bedrooms, including two linked by stylish 'Jack and Jill' shower rooms, along with a luxurious four-piece family bathroom. An integral garage provides secure parking and additional storage, while the beautifully landscaped gardens and golden gravel driveway enhance the home's kerb appeal. Built with sustainability in mind, this highly energy-efficient home features solar panels and an EV car charger, reducing both carbon footprint and energy costs.

Nestled in a peaceful yet well-connected location, Elm House offers a rare opportunity to own a state-of-the-art eco home in a desirable setting. Combining comfort, style, and sustainability, it's an exceptional choice for modern living. Early viewing is highly recommended to fully appreciate all that this unique property has to offer











# Lancashire

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## ENTRANCE HALLWAY

A welcoming entrance hallway with tiled flooring, recessed LED spotlights, smoke detector, solid oak wood staircase with glass balustrade to the first floor / landing, under stairs seat ledge, composite door to the front elevation and uPVC double glazed frosted window to the front elevation.

## LIVING ROOM 16'2" x 13'10" (4.95m x 4.23m )

Open to the dining kitchen having tiled flooring, ample space for settees, television point, built in bluetooth speakers, recessed LED spotlights and uPVC double glazed window to the front elevation.

## DINING KITCHEN 14'0" x 19'7" (4.29m x 5.98m )

A stunningly modern dining kitchen offering a range of fitted wall and base units with Quartz worktops over, tiled flooring, a centre island boasting an AEG 4 ring induction hob with an elevated extractor fan above and space for barstools. Having an inset sink with chrome mixer tap, integrated AEG oven / grill, Kenwood dishwasher, wine cooler, space for a freestanding fridge / freezer, tiled flooring, built in bluetooth speakers, smoke detector, recessed LED spotlights and uPVC double glazed window and patio doors leading to the garden.

## UTILITY ROOM 7'4" x 7'6" (2.26m x 2.31m )

A useful utility room with tiled flooring, fitted base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, recessed LED spotlights, smoke detector, door to garage and w.c and uPVC double glazed frosted window to the front elevation.

## GROUND FLOOR W.C

Having tiled flooring, push button w.c, wall mounted sink with chrome mixer tap, recessed LED spotlights and an air extraction fan.

## GARAGE 18'6" x 11'0" (5.65m x 3.36m )

Having full electrics and lighting, an electric up and over garage door, smoke detector and Baxi boiler. Ideal for storage and off road parking.

## FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, smoke detector and velux window to the front elevation.

## BEDROOM ONE 13'9" x 13'11" (4.21m x 4.25m )

A bedroom of double proportions with integrated wardrobes, 1x central heating radiator, recessed LED spotlights, door to en-suite and velux window to the rear elevation

## JACK AND JILL EN SUITE

Having fully tiled flooring and walls, shower cubicle with rainfall shower head, push button w.c, pedestal sink with chrome mixer tap. recessed LED spotlights, air extraction fan and doors leading through to bedroom one and bedroom two.

## BEDROOM TWO 10'4" x 13'10" (3.17m x 4.22m )

Another bedroom of double proportions with integrated wardrobes, 1x central heating radiator, recessed LED spotlights, door to en-suite and uPVC double glazed window to the front elevation.

## BEDROOM THREE 10'2" x 11'5" (3.10m x 3.49m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, recessed LED spotlights, door to en-suite and uPVC double glazed window to the front elevation.

## EN SUITE

A modern three piece shower room comprising of: fully tiled flooring and walls, shower cubicle with rainfall shower head, low level w.c, vanity sink with chrome mixer tap, recessed LED spotlights and an air extraction fan.

## BEDROOM FOUR 9'9" x 11'5" (2.98m x 3.49m )

A well proportioned bedroom with space for a wardrobe and drawers, 1x central heating radiator and a velux window to the rear elevation.

## HOUSE BATHROOM

A beautifully presented four piece bathroom suite comprising of: tiled flooring, bathtub with chrome mixer tap and hand held shower attachment, shower cubicle with rainfall shower head, wall mounted sink with chrome mixer tap, low level w.c, recessed LED spotlights, inbuilt speakers, air extraction fan, storage cupboard and uPVC double glazed frosted window to the rear elevation.

## EXTERNALLY

Externally to the front elevation there is an extensive driveway offering ample space for off road parking, and a laid lawn with mature shrubs. Externally to the rear elevation is an enclosed two tiered garden having an Indian Stone flagged patio area with space for garden furniture and a laid lawn. Ideal for use during the Spring / Summer months.

## 360 DEGREE VIRTUAL TOUR

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

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## OUTSIDE

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Ground Floor



Floor 1

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

1752.99 ft<sup>2</sup>

162.86 m<sup>2</sup>

## Reduced headroom

1.83 ft<sup>2</sup>

0.17 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.









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