



**Offers Over  
£800,000**

**THE KNOWSLEY**

**Lakeside Development Presents**

\* Property under construction- scheduled to be completed by **March 2025\***



**Luxury New-build  
Development**



**The First of Two  
Executive Homes**



**Located in  
Withnell Village**



**Close to Motorways  
(M6, M61 & M65)**



**Perfect for  
Nature Lovers**



**Panoramic  
Green View**



**Countryside  
Walks Nearby**



**Easy access to  
Chorley & Blackburn**

**Oakmere Avenue, Withnell, Chorley**



- ▶ 'The Knowsley': 2400 sq ft, 5-bedroom detached home
- ▶ Luxury family living with personalization options
- ▶ Customizable kitchen, bathroom, and décor
- ▶ Design showroom assistance for interior choices
- ▶ Spacious lounge, cloakroom, and W/C
- ▶ Utility room for extra organization
- ▶ Open-plan kitchen/dining area, custom-designed
- ▶ Downstairs office for home working
- ▶ 5 bedrooms and family bathroom on the first floor
- ▶ Main bedroom with en-suite for added luxury
- ▶ Large secluded garden and paved driveway
- ▶ Detached double garage for multiple vehicles
- ▶ Luxury living in Withnell with stunning landscapes and local amenities









## KITCHENS

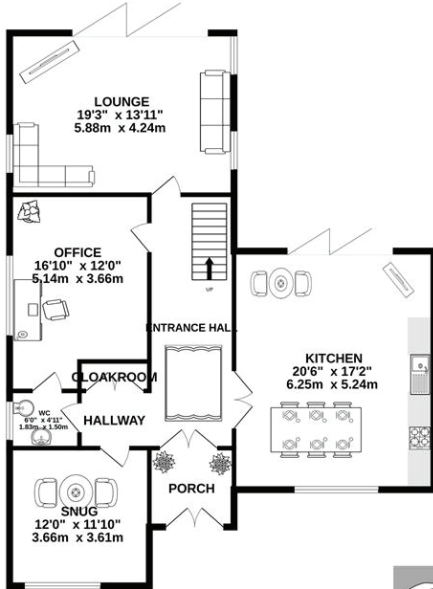
- ▶ Luxury Fitted Kitchen with Choice of Finishes/ Colour
- ▶ Choice of Worktops and Doors with Matching Upstands
- ▶ AEG 8000 Combi-Quick Microwave and Oven
- ▶ AEG 6000 Induction HOB 80CM with AEG CEILING
- ▶ EXTRACTOR
- ▶ AEG Full length Freezer
- ▶ AEG Dishwasher
- ▶ AEG WASHING MACHINE
- ▶ Inset Stainless Steel Sink
- ▶ Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)



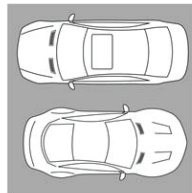
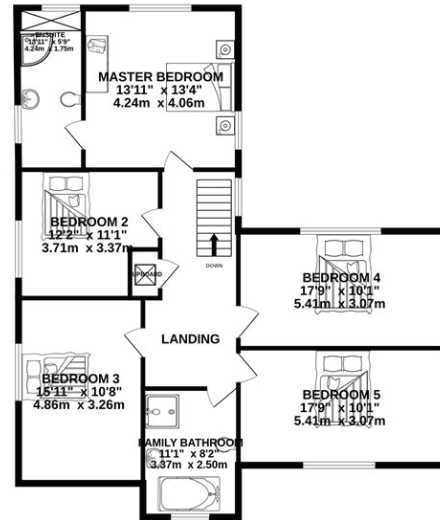
**THE KNOWSLEY**

**FLOOR PLANS**

GROUND FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
1155 sq.ft. (107.3 sq.m.) approx.

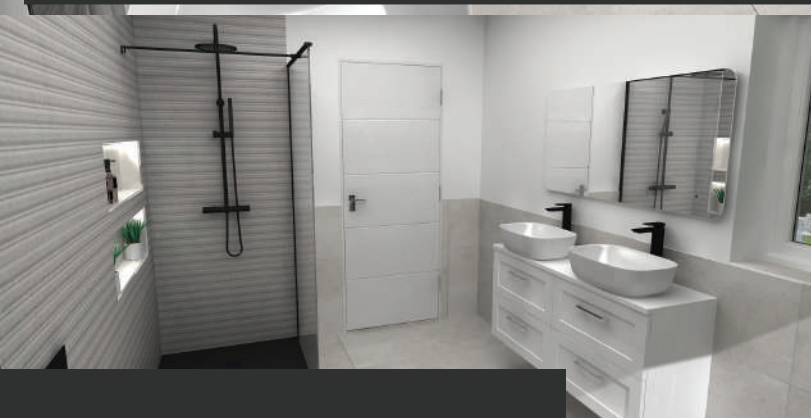


**INTERNAL FEATURES**

- ▶ Under Floor Heating on Ground Floor run from heat source pumps
- ▶ All Ceilings to be Skim Finished and Painted White
- ▶ All Walls to be Skim Finished and Painted Soft Cream Carpeted throughout
- ▶ Luxury Vinyl Tile Flooring to Downstairs Hallway/Kitchen areas in Herringbone Wood Finish
- ▶ Oak look Staircase with Glass Panel and Oak Timber Bannister Rail
- ▶ Matt black Internal Door Furniture
- ▶ Oakwood Finish on all Internal Doors
- ▶ Luxury Vinyl Tile Flooring in Bathrooms
- ▶ Television Aerial Point to Lounge
- ▶ Electrically Wired Smoke Detectors
- ▶ Wireless Smart Enabled Fitted Security Alarm
- ▶ Ultrafast Hard Wired Fibre Broadband
- ▶ Data Point installed to Lounge and Master Bedroom







## BATHROOMS

- ▶ Designed as an immersive wet room with Impey wet room trays
- ▶ Brassware by Maison Banos in Matt Black paired with stainless steel, black fluted shower screen frame
- ▶ Zanetti's Vanity Unit in the Shaker style
- ▶ HIB Anti-Misting Mirror
- ▶ Alexander James Bathrooms Anthropology Wall Tiles in Neutral Finish
- ▶ Spanish Porcelain floor tiles
- ▶ Maison Banos wall hung WC with JOMO flush Plate in Matt Black
- ▶ Matt black Chrome Heated Towel Rail







## EXTERNAL FEATURES

- ▶ Anthracite Grey PVC Windows and Anthracite Grey Bifold Doors
- ▶ Black Composite Front External Door
- ▶ Black Rainwater Goods
- ▶ External Lights to Front and Rear
- ▶ Power and Lighting to all Integral and Detached Garages
- ▶ External Tap
- ▶ Gardens Turfed to Front
- ▶ Gardens Rotavated to Rear

## WARRANTIES

- ▶ 10 Year Ascent Warranty

Upgrades are available upon request for an additional cost.

## GET IN TOUCH

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