

**Offers Over
£799,995**

THE KNOWSLEY

Lakeside Development Presents

**Exclusive Five-Bedroom
New Build Home**



**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': 2600 sq ft, 5-bedroom detached home
- ▶ Designed with luxury family living in mind
- ▶ Stunning bespoke cashmere kitchen with quartz worktops
- ▶ Custom designed kitchen with top of the range appliances
- ▶ 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



INTERNAL FEATURES

- ▶ Under Floor Heating on Ground Floor run from Heat Source Pumps
- ▶ White Matt finish walls and ceilings
- ▶ Luxury Vinyl Tile Flooring to Downstairs Hallway/Kitchen areas in Herringbone Wood Finish
- ▶ Stunning plush carpets throughout the first floor living spaces
- ▶ 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
- ▶ Electrically Wired Smoke Detectors
- ▶ Panelled feature wall in the Living room & Downstairs Home Office and Cloakroom.





KITCHENS

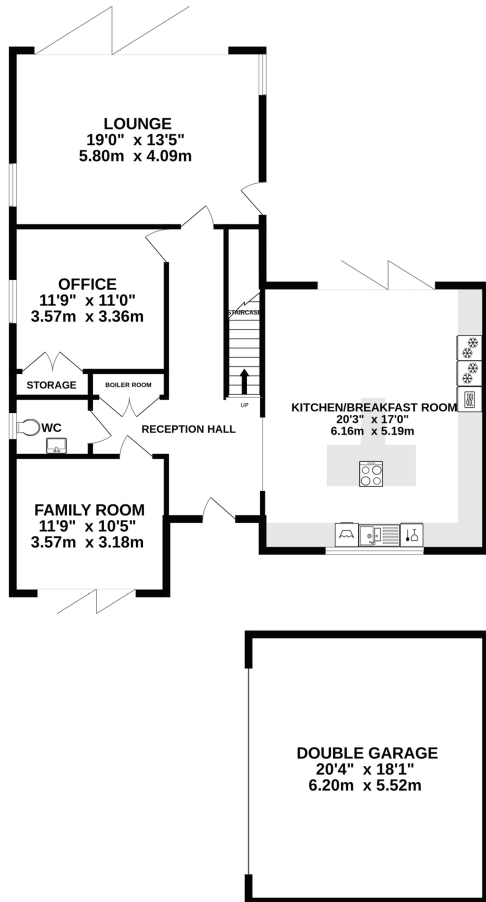
- ▶ Stunning Luxury German Style Kitchen in a Cashmere Super Matt Finish
- ▶ 20MM Avalanche White Quartz Worktops with Stunning mitre joints
- ▶ AEG 8000 Combi-Quick Microwave and Oven
- ▶ AEG 6000 Induction HOB 80CM with AEG CEILING
- ▶ EXTRACTOR
- ▶ AEG Full length Freezer
- ▶ AEG Dishwasher
- ▶ AEG WASHING MACHINE
- ▶ Inset Stainless Steel Sink
- ▶ Integrated Pop-Up Phone Charging Station Embedded in Kitchen Island
- ▶ Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)



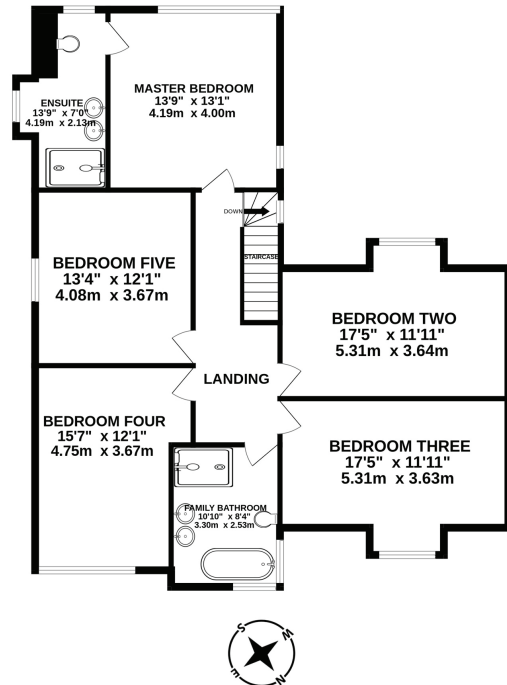
THE KNOWSLEY

FLOOR PLANS

GROUND FLOOR
1459 sq.ft. (135.5 sq.m.) approx.



1ST FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 2633 sq.ft. (244.6 sq.m.) approx.

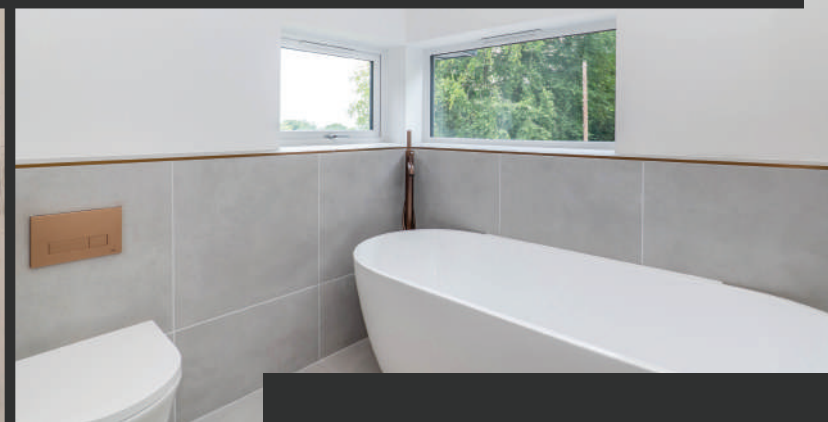
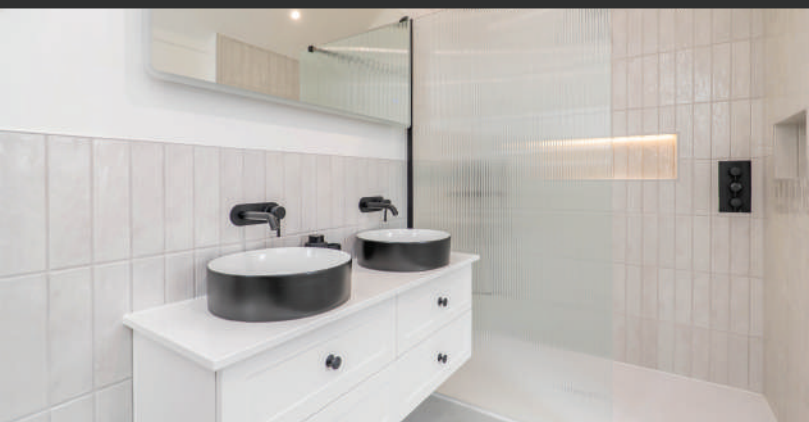
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR

- Five spacious double bedrooms
- Master suite benefits from a stunning fitted ensuite bathroom
- All rooms flooded with natural light thanks to the statement windows, showcasing the property's superb views





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 with Built in Bluetooth Speakers
- ▶ 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
- ▶ Remote Controlled Garage Doors
- ▶ Electric Car Charging) Point
- ▶ Gardens turfed to front and rear
- ▶ Two paved patio areas
- ▶ Tarmac Driveway

WARRANTIES

- ▶ 10 Year Ascent Warranty

GET IN TOUCH

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