

**Old Prescot Close,
Melling**


SMART MOVE



Asking Price £685,000



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



A home of rare quality, this four-bedroom detached new build combines contemporary design with a sense of calm and space that's hard to find. Set within an exclusive development of just twelve homes, it offers a feeling of privacy and community in equal measure. Finished to an impressively high specification throughout, every detail has been considered for modern living. To the rear, open views stretch out across the landscape, creating a beautiful backdrop that brings light, tranquillity and a real connection to the outdoors.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge, separate snug / sitting room, open plan kitchen family room with glass sliders opening out to the rear garden, utility / laundry room with external side access door, two piece ground floor WC, first floor landing with large glass window looking out to the front of the property, built in storage cupboard and loft access via a pull-down ladder, four double bedrooms, two of which have en suite shower rooms and the four piece family bathroom completes the accommodation.

Off road parking is available to the left-hand side of the property on the resin driveway, as well as within the attached single garage, accessed through an electric door. There is also a EV charger and

How to Find the Property: To locate the property using what3words search keywords: [///burden.crisper.marriage](https://www.what3words.com/?q=burden.crisper.marriage)





- * New Build Detached Family Home
- * Views over Farmland to the Rear
- * Lounge & Separate Snug
- * Ground Floor WC & First Floor Bathroom
- * Driveway plus Attached Single Garage & Private Rear Garden

- * Floor Area circa 2,077 sq ft or 193 sq m
- * Estimated Completion Summer 2026
- * Open Plan Family Kitchen with Utility Room off
- * Four Double Bedrooms - Two with En Suites
- * Freehold, Council Tax tbc & EPC tbc



This drawing is copyright of Bella Homes and must not be reproduced without their permission. Do not scale from drawing. Work to figures dimensions only.



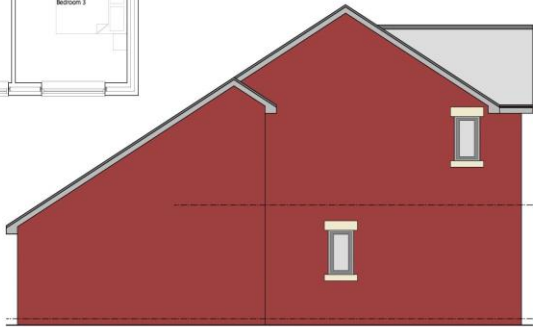
PROPOSED FIRST FLOOR PLAN
Scale 1:50 @ A1



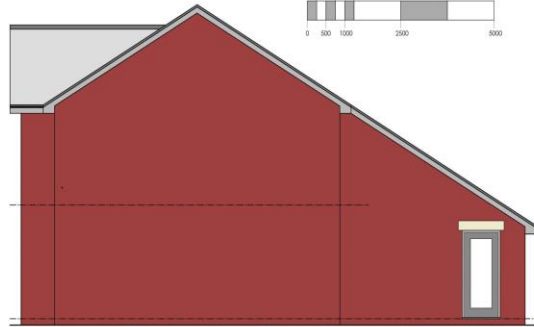
PROPOSED GROUND FLOOR PLAN
Scale 1:50 @ A1



PROPOSED FRONT ELEVATION
Scale 1:50 @ A1



PROPOSED SIDE ELEVATION
Scale 1:50 @ A1



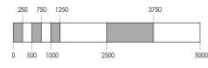
PROPOSED SIDE ELEVATION
Scale 1:50 @ A1



PROPOSED REAR ELEVATION
Scale 1:50 @ A1

PLOT 11
Scale 1:50 @ A1

Plot 11	Area
Ground Floor	81 m ²
First Floor	90 m ²
Garage	22 m ²
Total	193 m²



DRAWING NO.	REV.	DRAWN BY
23-001-230		CJW
DRAWING TITLE.		SCALE
Proposed Plans and Elevations Plot 11		1:50 @ A1
Bella Homes		

rightmove



Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.