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Crummock Place, Warton, Preston, PR4 1LH

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Crummock Place, Warton, Preston PR4 1LH

Welcome to this stunning new build on the prestigious Mill Green development in Warton, close to local schools, BAE Systems and only a short drive to Lytham and the Fylde Coast. This contemporary property, completed in 2024, offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals seeking a stylish home. The new build status of this home means you can enjoy the benefits of contemporary design and energy efficiency, with high-quality finishes throughout. The property itself briefly comprises: entrance hall, downstairs WC, spacious lounge, modern dining kitchen, family bathroom, master bedroom with en suite, and two further bedrooms. The property also boasts two off road parking spaces with charging points and rear enclosed garden. The property is Freehold and is only two years old and has been kept in immaculate condition and includes 8 years NHBC warranty.

3 2 1 B Council Tax Band: C Tenure: Freehold







Entrance Hall
Composite front door leading into the entrance hallway, with entrance barrier matting and laminate flooring. Stairs to the first floor.

Ground Floor WC
This ground floor cloakroom features a compact cream basin and white wash toilet, with a small frosted window allowing natural light to brighten the space. The flooring has a contemporary wood-effect finish, and the walls are painted a clean warm oatmeal, creating a fresh and practical room for guests.

Lounge
17'1" x 11'11"
The living room offers a cosy and inviting space with soft grey flooring and warm oatmeal walls. A large window provides natural light, enhancing the room's bright and comfortable atmosphere. The room is furnished with two grey sofas arranged around a central green rug, creating a relaxing area perfect for unwinding.

Dining Kitchen
10'8" x 15'2"
The kitchen features a range of white cabinetry with dark countertops, a built-in oven, extractor hood, and stainless steel sink. Integrated gas hob, double electric oven, larder fridge freezer, auto dishwasher and washing machine. Natural light floods in through the window and French patio doors, while a small round dining table with seating for four sits in the dining area adjacent to the kitchen. The flooring is a light wood-effect finish, complementing the warm oatmeal walls and creating a bright, airy room. Built in storage cupboard under stairs.

First Floor Landing
Aforementioned stairs down with balustrade, built in airing cupboard and doors to:

Bedroom 1
10'8" x 8'6"
This bedroom offers a calm and comfortable retreat with fitted sliding mirror wardrobes. Neutral carpeting covers the floor, and warm oatmeal walls maintain a clean and bright feel. A window fitted with a zebra blind provides natural light and privacy, while bedside tables add practical touches to the space.

En-suite Shower Room
5'3" x 8'6"
The en-suite shower room is fitted with a clear glass shower enclosure, a cream basin, and a white close-coupled toilet. Grey tiles complement the light floor covering, and warm oatmeal walls keep the space feeling fresh and clean. This compact but well-appointed room offers convenience and privacy.

Bedroom 2
10'12" x 8'6"
A second bedroom fitted with a double bed, this room is similarly styled with soft neutral carpeting and warm oatmeal walls. A window with zebra blinds lets in natural light, creating a bright but restful atmosphere. The room includes practical storage and bedside furniture, perfect for a guest or family member.

Bedroom 3
7'7" x 6'9"
The third bedroom is a smaller, cosy space with neutral grey carpeting and warm oatmeal walls. Natural light enters through a window with a zebra blind, and the room is currently arranged with practical storage units and a TV stand, making it versatile for use as a bedroom or study.

Family Bathroom
7'5" x 6'9"
The main family bathroom features a cream bath with a tiled surround, a cream pedestal sink, and a white close-coupled toilet. Light tiling around the bath area and the lower walls contrasts with the warm oatmeal painted upper walls, while a window with frosted glass allows natural light to filter in. The floor is tiled with a matching pattern, creating a bright and functional bathroom space.

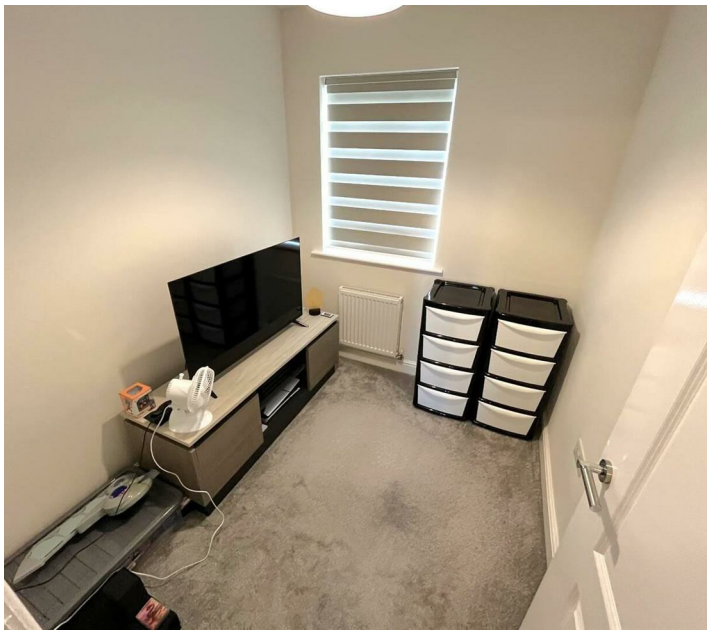
Exterior
To the front of the property is a double parking space boasting electric car charging point. The property itself has a path leading down the side and a small lawn. To the rear the property features a private fenced garden a paved patio and a laid to lawn.













Notice

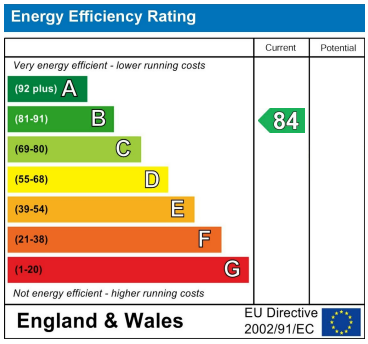
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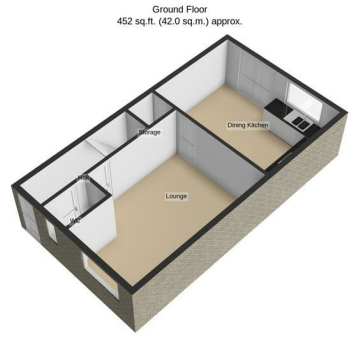
Viewings

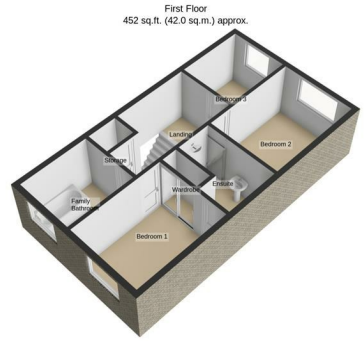
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

B







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