



**redrose**

## 5 Heys Lodge

Dark Lane, Whittle Le Woods, PR6 8AH

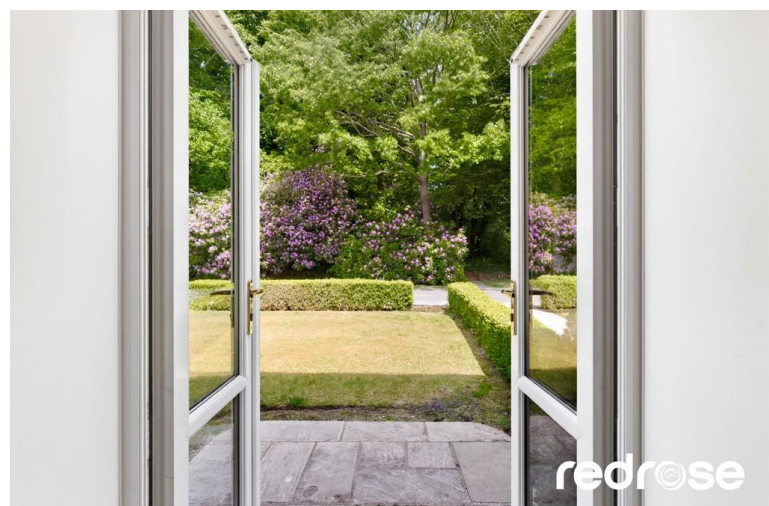
A Stunning Four-Storey Home in an Exclusive Gated Development

Tucked away within the highly sought-after Hey's Lodge gated community, this exceptional four-storey mews residence offers an impressive blend of character, luxury, and contemporary living. Beautifully maintained and finished to an impeccable standard throughout, the property seamlessly combines original charm with modern enhancements including underfloor heating, surround sound, and stylish interior design. Perfectly suited to families or professional couples seeking a peaceful and secure setting, this outstanding home enjoys attractive communal grounds, woodland views, a garage, and allocated parking with additional visitor spaces available.

**Asking Price Of £440,000**

EPC Rating 'TBC'





## Property Description

### ENTRANCE HALL

14' 7" x 7' 6" (4.45m x 2.29m) A welcoming and beautifully presented entrance hallway featuring elegant porcelain tiled flooring, underfloor heating, recessed spotlighting, and a staircase leading to the first floor. Doors provide access to the reception room and kitchen diner.

### RECEPTION ROOM

15' 7" x 14' 6" (4.75m x 4.42m) A spacious and stylish main reception room flooded with natural light from French doors and sash windows overlooking the front garden. Finished with a contemporary gas fireplace, integrated surround sound system, feature lighting, and underfloor heating, creating an ideal space for relaxing and entertaining.



#### KITCHEN/DINER

23' 7" x 9' 6" (7.19m x 2.90m) A stunning contemporary kitchen diner fitted with a range of sleek white wall and base units complemented by toughened glass worktops and integrated NEFF appliances including an induction hob, microwave, oven, and extractor. Additional features include under-unit lighting, surround sound, underfloor heating, and access to the lower ground floor via a striking glass-balustrade staircase.

#### LOWER GROUND FLOOR HALLWAY

A versatile lower ground floor space with spotlighting and open access to the utility room and fitted home office.



#### HOME OFFICE

17' 7" x 7' 8" (5.36m x 2.34m) A well-designed and practical home office complete with fitted desk space, storage units, multiple power points, and telephone connections - ideal for remote working or study.

#### UTILITY ROOM

17' 3" x 3' 6" (5.26m x 1.07m) A useful utility space with plumbing for a washing machine, space for a dryer, stainless steel sink, radiator, and additional storage potential.

#### FIRST FLOOR LANDING

A spacious landing with staircase access to the second floor and doors leading to the principal bedroom, third bedroom, and family bathroom.



#### MASTER BEDROOM

22' 2" x 14' 2" (6.76m x 4.34m) An impressive and generously sized principal suite featuring sash and VELUX windows, fitted storage, underfloor heating, surround sound, and open access to a luxurious en-suite shower room.

#### MASTER EN-SUITE

7' 8" x 7' 8" (2.36m x 2.34m) A stylish wet-room style en-suite fitted with a rainfall shower, vanity wash basin, WC, chrome heated towel rail, and contemporary finishes throughout.



#### BEDROOM THREE

9' 6" x 9' 1" (2.92m x 2.79m) A well-proportioned bedroom with VELUX window, spotlighting, wood-effect flooring, and underfloor heating.



#### FAMILY BATHROOM

10' 7" x 5' 1" (3.25m x 1.57m) A beautifully finished family bathroom featuring a panelled bath with centre-fill taps, vanity wash basin, WC, pebble-tiled flooring and splashbacks, and recessed spotlighting.

#### SECOND FLOOR LANDING

A bright landing area with VELUX window, eaves storage access, and doorway leading to the second bedroom suite.

#### BEDROOM TWO

12' 7" x 11' 8" (3.86m x 3.58m) A spacious double bedroom with VELUX windows, spotlighting, TV point, and private en-suite bathroom.



#### SECOND EN-SUITE

9' 8" x 5' 1" (2.97m x 1.55m) A contemporary en-suite bathroom fitted with a panelled bath, vanity wash basin, WC, chrome heated towel rail, and stylish tiled finishes.

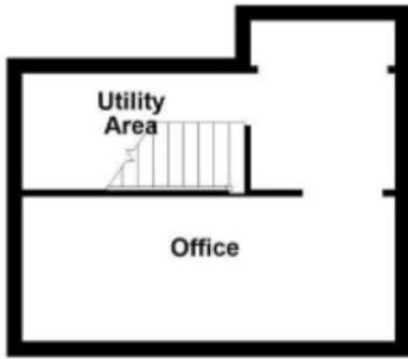
#### EXTERNAL

To the front, the property enjoys a laid-to-lawn garden with pathway and attractive woodland views. To the rear is a shared courtyard area. The home also benefits from a single garage, allocated parking for one vehicle, and additional visitor parking.





**Basement**



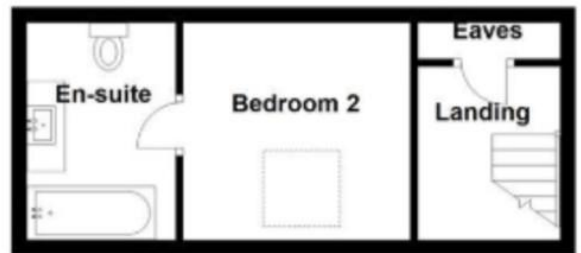
**Ground Floor**



**First Floor**



**Second Floor**



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.