Fine & Country Rossendale & North Manchester
1a-1b Bank Street, Rawtenstall, Rossendale, BB4 6QS
01706-531315 rossendale@fineandcountry.com



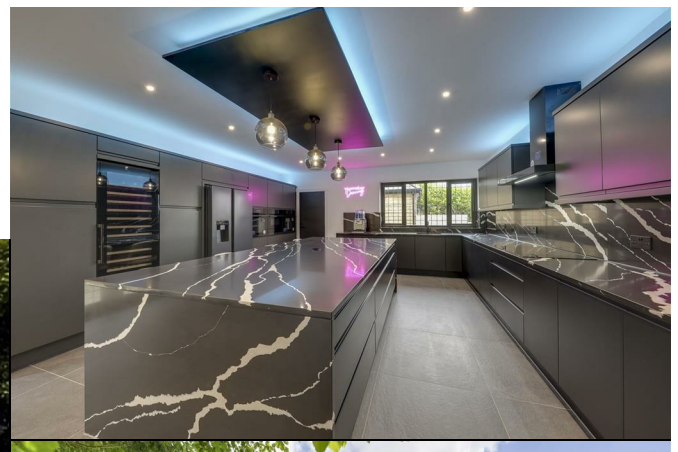






# FINE & COUNTRY







- Plot 2, Highfield Park, Haslingden, Rossendale
- 6 Bedroom, Detached Executive New Build Property
- 10 Year Warranty
- Outstanding, Spacious Interiors
- Detached Double Garage with Ample Driveway
- Gardens & Electric-Gated Grounds
- VIEWING ESSENTIAL
- Contact Us To View - By Appointment Only

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**Plot 2, 59, Highfield Park, Rossendale, BB4 4BH**

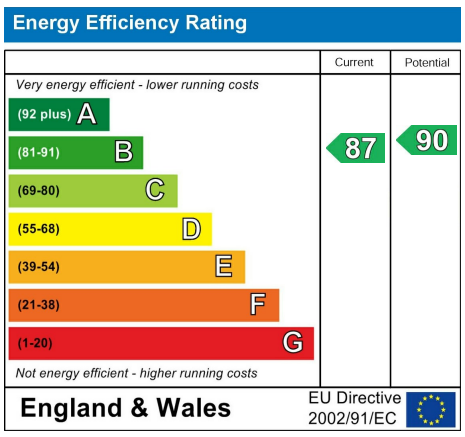
**£950,000**
Offers Over

# Plot 2, 59, Highfield Park, Rossendale, BB4 4BH

An incredible, brand new property providing expansive 6 bedroom living accommodation, in a private, electric-gated setting. Generous garden space, detached double garage, ample driveway and superbly impressive interiors amounting to almost 5,000sqft are laid out over 3 floors. This property MUST BE VIEWED to be fully appreciated. Contact Us To View - By Appointment Only.








Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Highfield Park, Haslingden, Rossendale is an exceptional, 6 bedroom detached home, with contemporary styling and quality finishes. This brand new build property offers fantastic accommodation which is generously spacious throughout and has the luxury of an En-Suite Bathroom to each of the 4 first floor bedrooms, a Bathroom for Bedrooms 5 & 6 and 2 other spacious rooms perfect for home cinema / workshop / gym / hobby room use.

This property, built by Studley Developments and backed with a 10 Year Buildzone Warranty, has been created to meet exacting requirements, with the spacious living areas joined by high spec bathroom and kitchen appointments, The beautiful bathrooms feature modern tiled finishes, kitchen furniture / appliances and surfaces are all high quality and the scale of accommodation on offer should not be underestimated. A real standout aspect of the property is also the feature lighting treatments, including the superbly impressive chandelier to the galleried landing, ceiling profile lighting and automated low-level stairs lighting too. Finished with excellent landscaped gardens, this home really is a standout, contemporary family residence of note and viewing is most highly recommended. Viewings are available, by appointment only through our Rawtenstall office, subject to usual qualifications for a property of this calbre.

Internally, this property briefly comprises: Covered Porch, Entrance Hall, Lounge, 2nd Lounge, open plan Kitchen / Dining / Family Room, Utility Room, Downstairs WC. To the Lower Ground Floor and off the Inner Landing, are Bedrooms 5 & 6, Bathroom, Store and 2 further rooms suggested as Home Cinema / Games Room and Gym. From the First Floor Galleried Landing are the Master Bedroom and Bedrooms 2-4, with ALL first floor Bedrooms having En-Suite Bathrooms. Externally, the Detached Double Garage is a good size and joins ample Driveway Parking. The property enjoys good size Gardens and a private, electric-gated entrance too.

Situated in a head of cul-de-sac location and in an elevated position, the property enjoys a tucked-away yet commanding setting. With excellent connections to the region's motorway network within easy reach, plus a great range of amenities throughout Rossendale and popular local schools within walking distance, this is a particularly conveniently situated home.

**Covered Porch 3'3" x 11'7"**

**Entrance Hall 20'6" x 13'5"**

**Lounge 20'1" x 17'7"**

**2nd Lounge 15'5" x 12'4"**

**Open Plan Living / Kitchen / Dining 32'5" x 19'3"**

**Utility Room 7'1" x 6'7"**

**WC**

**Lower Landing 13'5" x 6'10"**

**Inner Landing 4'0" x 20'4"**

**Proposed Cinema Room 16'1" x 21'6"**

**Proposed Gym 20'11" x 21'6"**

**Bedroom 5 19'5" x 16'10"**

**Bedroom 6 14'10" x 11'4"**

**Bathroom 5'10" x 7'9"**

**Store**

**Galleried First Floor Landing 27'2" x 14'8"**

**Master Bedroom 24'1" x 17'6"**

**En-suite Bathroom 12'2" x 10'0"**

**Bedroom 2 14'8" x 17'5"**

**En-suite Bathroom 2 7'4" x 7'11"**

**Bedroom 3 12'0" x 13'7"**

**En-suite Bathroom 3 9'3" x 8'0"**

**Bedroom 4 10'2" x 14'2"**

**En-suite Bathroom 4 10'2" x 5'7"**

**Rear Garden**

**Rear Patio**

**Upper Patio**

**Upper Garden**

**Woodland Area**

**Detached Garage**

**Agents Notes**

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