

**Chain House Lane,
Whitestake**


SMART MOVE



Asking Price £685,000



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A contemporary 2,500 sq ft detached home that's fully ready to move into, this impressive new build combines generous space with a host of premium upgrades rarely included as standard. Every detail has been thoughtfully finished, from the complete flooring package throughout to the high-spec kitchen featuring quartz worksurfaces and integrated appliances. The well-planned layout offers four double bedrooms, including two with en suites, delivering comfort and convenience for modern family living. Stylish, turnkey, and built to an exceptional standard, it's a home designed to make settling in effortless.

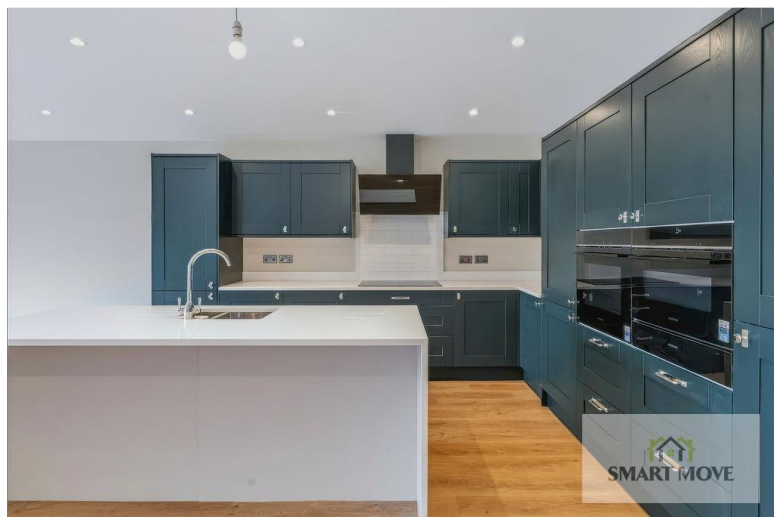
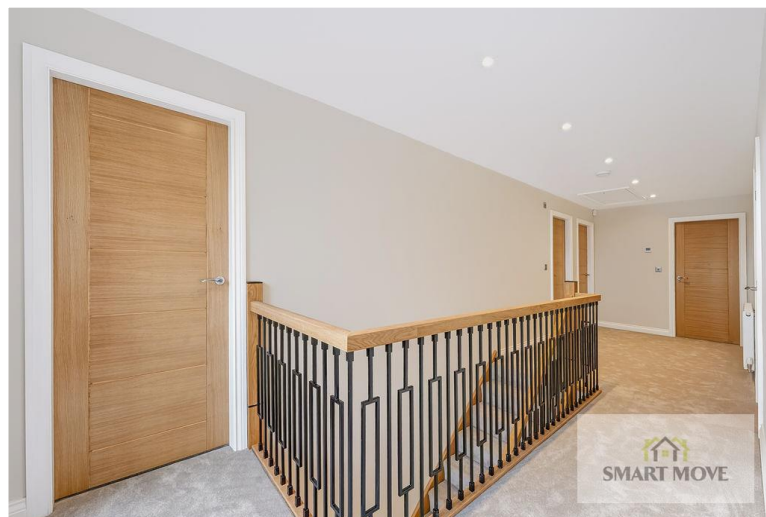
The internal layout of the property in brief includes: entrance hall with staircase to the first floor and a built in storage cupboard, ground floor WC, lounge, integral garage with electric door a internal door into the property, spacious open plan fitted kitchen family room with laundry / utility room off and doors opening to the rear garden, first floor landing with access to a storage cupboard and to the loft space, master bedroom with two walk-in wardrobes and a four piece en suite off, bedroom two also has an en suite shower room, bedrooms three and four and the four piece family bathroom completes the accommodation.

Outside the property is off road parking to the front on a resin driveway which has a walled front boundary and fencing to the side, as well as gated access to a pathway down the side of the house, for easy access around to the rear. The main garden is located to the rear and boasts an Indian stone patio area, lawned garden and a fenced perimeter and planted laurels at the end of the garden.

The builder will consider part exchange to property of lesser value in the area. Contact Smart Move with details of your property if you are interested in exploring this option.

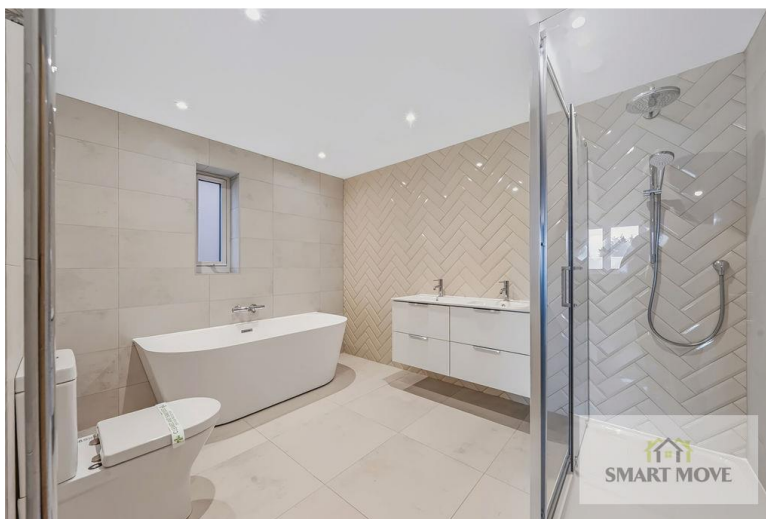
To locate the property using What3Words search keywords: [///seats.usage.fetch](#)

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



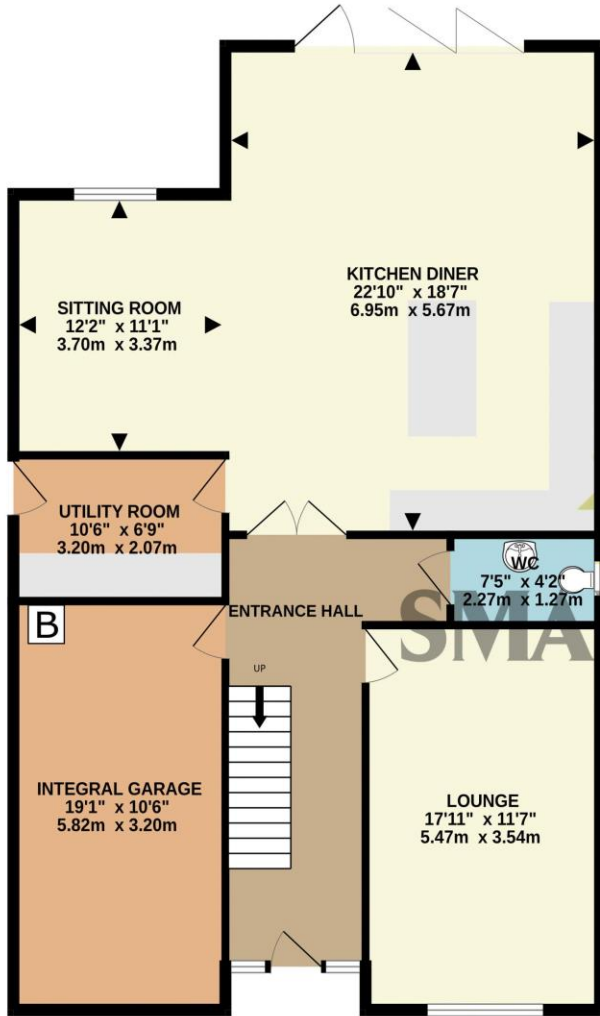
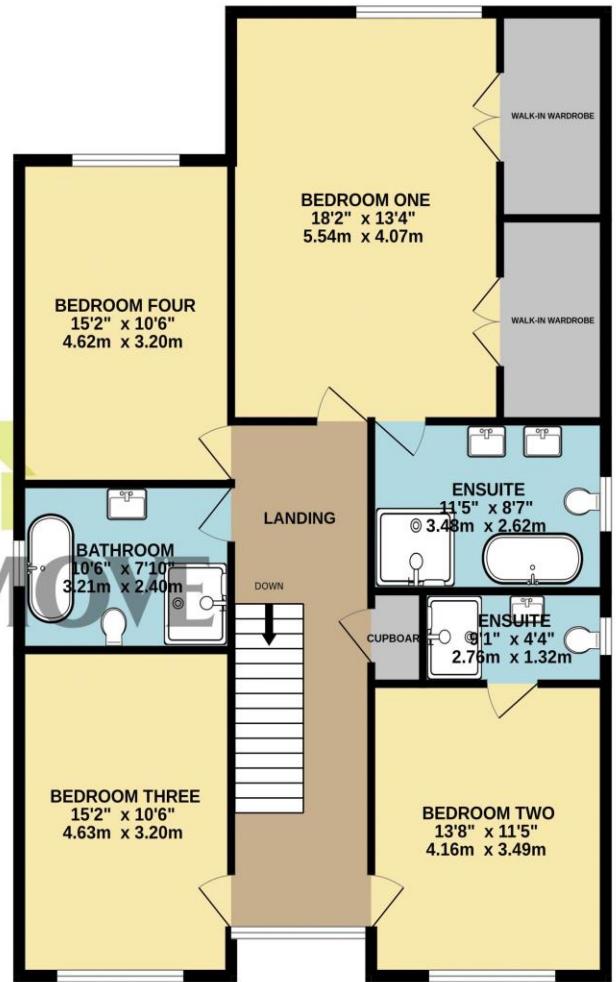
- * Substantial Detached New Build House
- * Highly Energy Efficient with Solar Panels
- * High Specification Finish with Integrated Appliances & All Floorings Included
- * Master Bedroom with 2 Walk-in Wardrobes & 4 Piece En Suite
- * Resin Driveway & Integral Garage with Electric Door

- * 4 Double Bedrooms & Floor Area c 2,500 sq ft
- * Lounge & Separate Open Plan Kitchen Family Room
- * Ground Floor WC & Utility Room & First Floor Family Bathroom
- * Bedroom Two also with En Suite Shower Room
- * Freehold, UPVC DG, GCH, Solar Panels, EV Charger & EPC Tbc



GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.

1ST FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA : 2446 sq.ft. (227.3 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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SMART MOVE

PRs Property Redress Scheme

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.