



33a Fermor Road, Tarleton
Preston

Guide Price **£600,000**



33a Fermor Road

Tarleton, Preston

Stunning new five-bed detached home with open plan living, bespoke kitchen, underfloor heating, en-suites, garage, south-facing garden, and move-in ready comfort. Freehold. 10-year warranty.

Council Tax band: TBD

Tenure: Freehold

- New Build Luxury Living
- Five Bedroom
- Multiple Reception Rooms- Hand Crafted Media Walls
- Two En-suites
- Open Plan Living With Under Floor Heating
- Integral Garage
- South Facing Garden
- Driveway
- Hand Crafted Kitchen With Luxury Finish
- Buyers Information Pack Available

Entrance

Underfloor heating, luxury vinyl tile (LVT), understairs storage.

Living Room

Half-panelled walls, hand-crafted media wall. Window to front.

Open Plan | Kitchen | Diner | Living

A hand crafted kitchen with excellent eye and low level units. Integrated appliances include: 2x Neff electric ovens, induction hob and extractor fan. Space for Fridge/freezer and dishwasher. Island with breakfast bar and storage. Granite worktops. Window to rear, kitchen flows into dining space and living area with hand crafted media wall. Bi fold doors to rear. LVT flooring with underfloor heating throughout.

Utility Room

LVT flooring with under floor heating. Good eye and low level units, granite worktop with single sink. Space for washing machine. Door to side.

Downstairs WC

LVT flooring with under-floor heating. Low-level wc and vanity wash hand basin.





First Floor Landing

Spacious landing with large feature glass to the front.

Bathroom

Four-piece suite comprising of a walk-in shower cubicle, low-level wc, panelled bath and a vanity wash hand basin. Tiled floor and walls.

Bedroom One

Window to front.

En suite

Three-piece suite comprising of a walk-in shower cubicle, vanity wash hand basin and low level wc. Tiled walls and floor.

Bedroom Two

Window to rear.

En suite

Three-piece suite comprising of a walk-in shower cubicle, vanity wash hand basin and low level wc. Tiled walls and floor.

Window to side.

Bedroom Three

Window to rear.

Bedroom Four

Window to rear.

Bedroom Five

Window to front.

Garage

Electric doors, access via hallway.

GARDEN

Front fenced lawn with driveway.

REAR GARDEN

Lawned sunny garden with side access and patio area.

DRIVEWAY

2 Parking Spaces







Ground Floor



Floor 1



Approximate total area⁽¹⁾

2036 ft²

189.3 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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