

Sharoe Brook View, Fulwood, PR2 7EF

FROM **£320,000**



- Bi-folding Doors to the rear of the property
- Under floor heating to the ground floor
- Air source heating
- Bespoke kitchen with granite worktops and built in appliances including dishwasher, fridge freezer, oven and hot tap

SHAROE BROOK VIEW, FULWOOD

Sharoe Brook View is a small fifty new home cul-de-sac development set in the rural area of Fulwood. Sitting within the stunning county of Lancashire, set some 3.0 miles from the centre of the historic city of Preston it is surrounded by beautiful nature parks and walking and cycling trails.

All the houses have been carefully designed with modern living yet traditional touch and the energy efficiency in mind, large family areas with Bi-fold or French doors are on all the houses leading to the rear garden giving that inside out feeling.

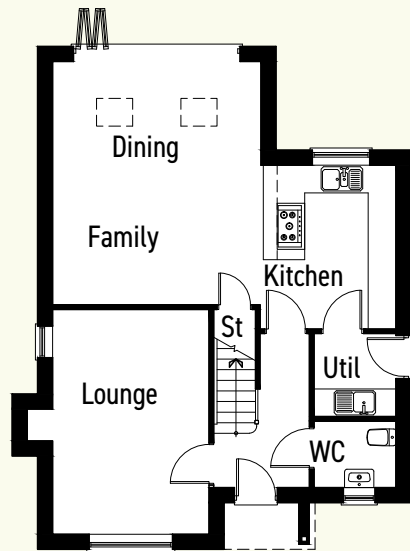
Every house has underfloor heating on the ground floor with air source heating as standard making these energy efficient new homes.

THE ASTLEY

The stunning four-bedroom house provides a fine architecture and spacious interior, which includes a large family lounge, dining room and open plan kitchen with a breakfast bar, bi-folding doors, garden access which creates a spacious environment, the ground floor also includes an easy access utility room from the kitchen, outdoor access and under stairs storage space. Upstairs the master bedroom is to the front of the property with an en-suite, bedroom two includes built in wardrobes and two other bedrooms with a family bathroom, you will love this property for many years to come.

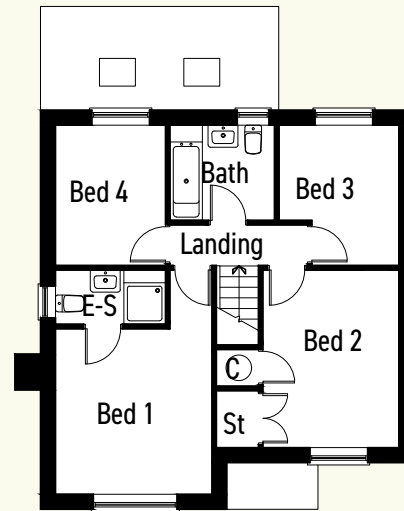


FELLOWS HOMES
MORE THAN JUST BRICKS AND MORTAR



GROUND FLOOR

Ground Floor	MM	Feet & Inches
Lounge	3943 x 4875	12'11" x 16'00"
Kitchen / Dining / Family	7440 x 5277	24'05" x 17'04"
Utility	1775 x 1800	05'10" x 05'11"
WC	1775 x 1440	05'10" x 04'09"



FIRST FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3390 x 4862	11'01" x 15'11"
En-Suite	2383 x 1175	07'10" x 03'10"
Bedroom 2	2943 x 3850	09'08" x 12'08"
Bedroom 3	2595 x 3041	08'06" x 10'00"
Bedroom 4	2383 x 3041	07'10" x 10'00"
Bathroom	2263 x 2063	07'05" x 06'09"

SPECIFICATION

FROM **£320,000**

LOUNGE

- Pre-wired television and telephone point with cat 6 wiring
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finishes

KITCHENS

- Integrated fridge/freezer and dishwasher
- Oven, Microwave & induction hob
- Kitchen with a choice of kitchen door style & colours
- Hot Tap
- Choice of granite work tops
- Contemporary extractor hood
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units
- Chrome LED downlights
- Bi-folding doors

BATHROOMS & EN-SUITES

- Contemporary white 3 piece with vanity unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with glazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall & floor
- Chrome LED down lights

BEDROOMS

- USB sockets and cat 6 wiring
- Two way lighting to master bedroom
- Choice of floor finishes

SECURITY & SAFETY

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Security light to entrance

EXTERNAL FEATURES

- Front & rear garden turfed
- Close boarded fence to rear garden
- Generous flagged patio area
- External electric socket to rear garden
- External water bib tap

GENERAL FEATURES

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bifold doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs

BESPOKE DESIGN

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets/floor finishes
- Choice of internal oak doors
- Choice of internal skirting & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

GARAGE

- Lighting and power points
- Mains powered electric vehicle charging point

VIEWING & FURTHER INFORMATION



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