



Sharoe Brook View, Fulwood, PR2 7EF

FROM **£410,000**



- 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.

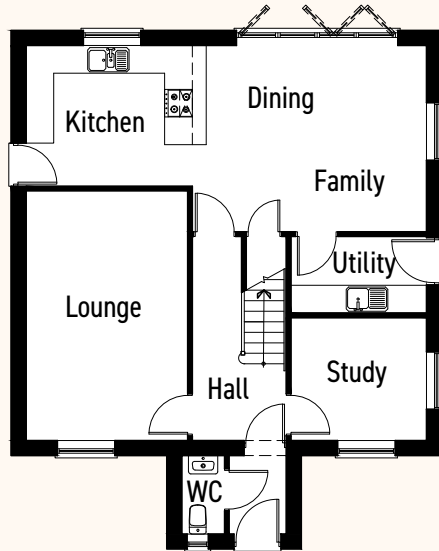
Every house has underfloor heating on the ground floor with air source heating as standard making these energy efficient new homes.

THE CROSTON

This warm and welcoming home has a high-quality specification, the ground floor has a open and airy space with an inviting lounge, open plan kitchen/dining room including a breakfast bar, bi-folding doors which leads to the garden, a separate utility which has outdoor access and a study room at the front of the property which allows you to combine work life with family or home. All four bedrooms are generously sized with two of the bedrooms having luxury en-suite.

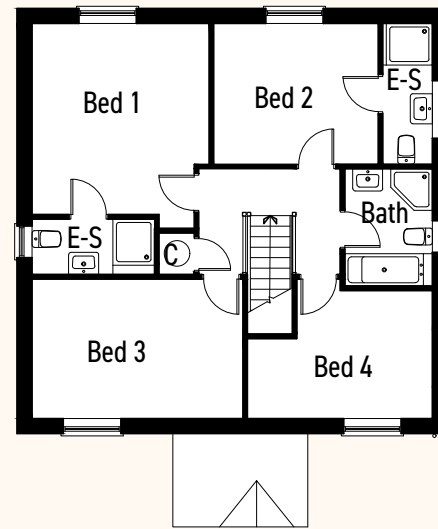


FELLOWS HOMES
MORE THAN JUST BRICKS AND MORTAR



GROUND FLOOR

Ground Floor	MM	Feet & Inches
Lounge	3502 x 5415	11'06" x 17'09"
Kitchen / Breakfast / Family	8677 x 4040	28'06" x 13'03"
Utility	2937 x 1659	09'08" x 05'05"
Study	2937 x 2666	09'08" x 08'09"
WC	925 x 1700	03'00" x 05'07"



FIRST FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3837 x 4140	12'07" x 13'07"
En-Suite	2652 x 1200	08'08" x 03'11"
Bedroom 2	3565 x 3050	11'08" x 10'00"
En-Suite	1075 x 3050	03'06" x 10'00"
Bedroom 3	4570 x 3025	15'00" x 09'11"
Bedroom 4	4007 x 2775	13'02" x 09'01"
Bathroom	1897 x 2540	06'03" x 08'04"

SPECIFICATION

FROM **£410,000**

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 and 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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