



Sharoe Brook View, Fulwood, PR2 7EF

FROM **£375,000**



- 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.

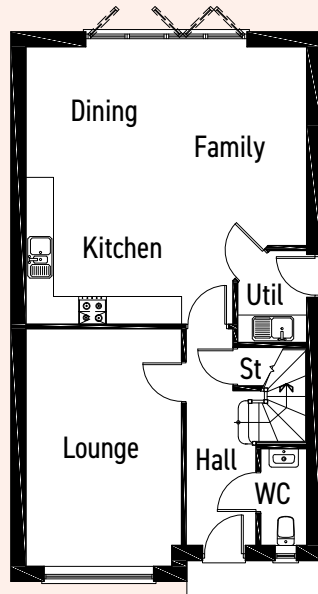
## THE HOUGHTON PLUS

The living room overlooks the front of the property with a spacious open plan kitchen/diner set at the rear, with bi-folding doors which allows you to gain access to the garden.

Head upstairs to the four-bedroom property with the master bedroom having its own en-suite, and a family sharing bathroom, making a perfect home for a modern family life.

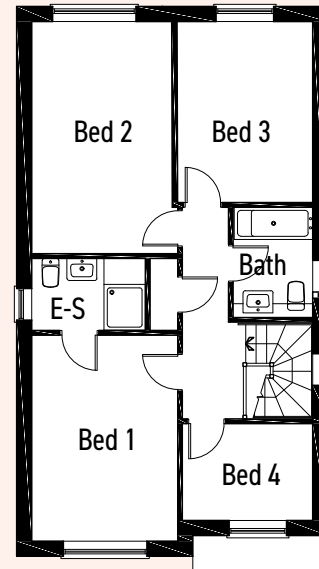


**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



### GROUND FLOOR

Ground Floor	MM	Feet & Inches
Lounge	3374 x 5150	11'01" x 16'11"
Kitchen / Dining / Family	6090 x 6015	20'00" x 19'09"
Utility	1500 x 2000	04'11" x 06'07"
WC	1000 x 2100	03'03" x 06'11"



### FIRST FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3165 x 4467	10'05" x 14'08"
En-Suite	2465 x 1564	08'01" x 05'02"
Bedroom 2	3165 x 5034	10'05" x 16'06"
Bedroom 3	2927 x 3925	10'11" x 12'11"
Bedroom 4	2825 x 2100	09'03" x 06'11"
Bathroom	1725 x 2390	05'08" x 07'10"

## SPECIFICATION

FROM **£375,000**

### 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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