



Sharoe Brook View, Fulwood, PR2 7EF

FROM **£340,000**



- Two sets of French 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.

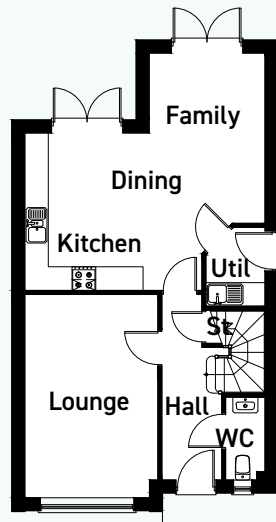
## THE HOUGHTON

A warm welcoming home environment for you and your family, with a very spacious ground floor which includes a sizeable Lounge, open plan kitchen/dining and family room with garden access through the French doors, with Velux window which allows light to flood through this beautiful home.

Upstairs you will find a master bedroom with en-suite and 3 other bedrooms with a shared family bathroom which helps to complete the homely property.

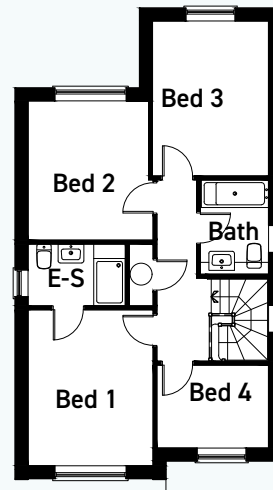


**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



## GROUND FLOOR

Room Dimensions	MM	Feet & Inches
<b>Ground Floor</b>		
Lounge	3374 x 5150	11'01" x 16'11"
Kitchen / Dining	3150 x 3990	10'04" x 13'01"
Family	2940 x 4315	09'08" x 14'02"
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 3950	10'05" x 13'00"
En-Suite	2465 x 1564	08'01" x 05'02"
Bedroom 2	3035 x 3526	09'11" x 11'07"
Bedroom 3	2940 x 3925	09'08" x 12'11"
Bedroom 4	2825 x 2100	09'03" x 06'11"
Bathroom	1725 x 2390	05'08" x 07'10"

## SPECIFICATION

FROM **£340,000**

### 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
- Two sets of French 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 at 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 bi-fold 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



**MISREPRESENTATION ACT:** Fellows Homes on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Fellows Homes has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Fellows Homes. Designed and produced by Creativeworld Tel 01282 858200. September 2023.