



Sharoe Brook View, Fulwood, PR2 7EF

FROM **£365,000**



- 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.

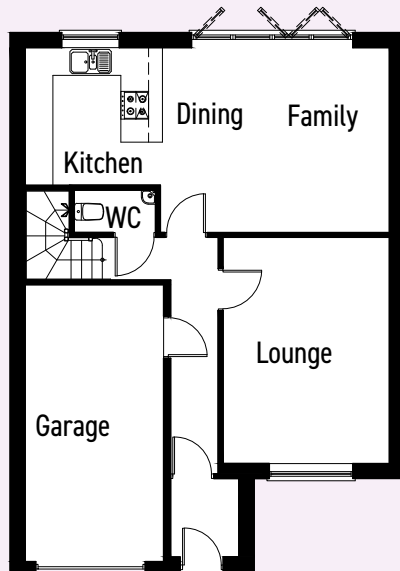
THE WITHNELL

Provides a traditional homely exterior with an internal garage, the ground floor provides a spacious hallway leading to the lounge, open plan kitchen/dining room with outdoor access to the back garden through the Bi-folding doors this provides a open and airy space, attached is a utility room with outdoor access and a downstairs WC.

Upstairs, a master bedroom with En-suite is complimented by three other stunning bedrooms with shared bathroom that suits the whole family.

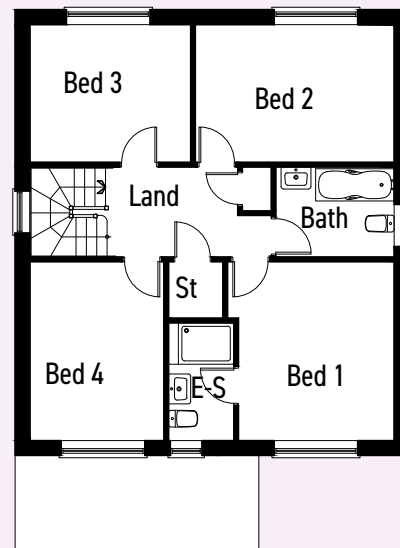


FELLOWS HOMES
MORE THAN JUST BRICKS AND MORTAR



GROUND FLOOR

Ground Floor	MM	Feet & Inches
Lounge	3606 x 4906	11'10" x 16'01"
Kitchen / Dining / Family	7890 x 4009	25'11" x 13'02"
Garage	3000 x 6000	09'10" x 19'08"
WC	1769 x 923	05'10" x 03'00"



SECOND FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3374 x 3875	11'01" x 12'09"
En-Suite	1415 x 2551	04'08" x 08'04"
Bedroom 2	4309 x 2982	14'02" x 09'09"
Bedroom 3	3481 x 2986	11'05" x 09'10"
Bedroom 4	2901 x 3875	09'06" x 12'09"
Bathroom	2564 x 1954	08'05" x 06'05"

SPECIFICATION

FROM £365,000

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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