

THE ANDERTON

Sharoe Brook View
Fulwood, PR2 7EF

FROM £235,000

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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 ANDERTON

The Anderton is a beautifully designed three-bedroom home, offering a practical and modern layout that is ideal for first-time buyers, couples or those looking to downsize.

The ground floor features a bright and spacious **open-plan lounge and dining area,** creating a sociable space for relaxing and entertaining. **French doors open directly onto the rear garden**, bringing plenty of natural light into the room and providing a seamless connection between the indoor and outdoor spaces.

The kitchen is thoughtfully positioned at the front of the property to make the most of the available space, with **useful storage** helping to keep the home organised.

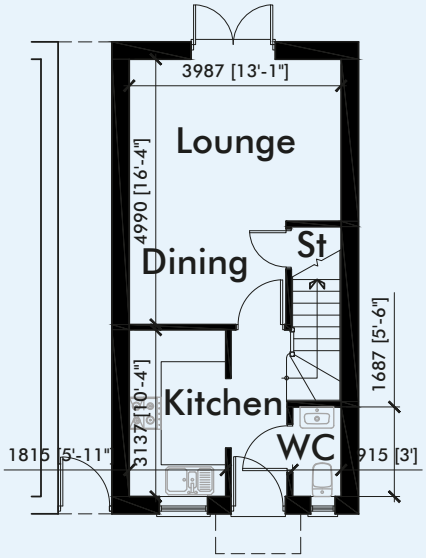
Upstairs, the property benefits from **three well-proportioned bedrooms**, alongside a contemporary family bathroom.

Outside, the property benefits from a double-parking space to the front, while the rear garden provides a private space to enjoy the warmer months.

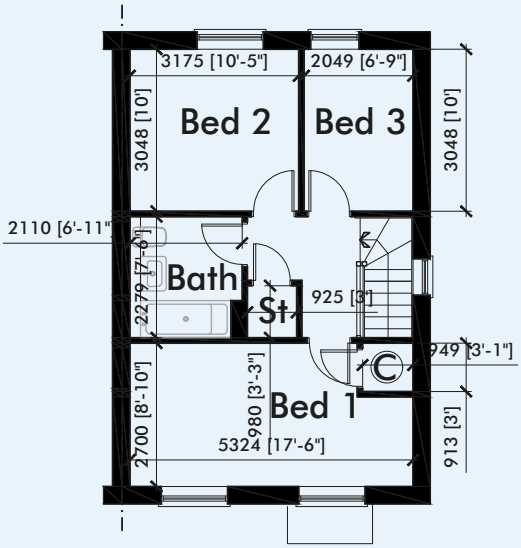
The Anderton combines **modern open-plan living, practical storage and a well-planned three-bedroom layout**, making it an ideal home for contemporary living.

FELLOWS HOMES
MORE THAN JUST BRICKS AND MORTAR

ANDERTON 3



GROUND FLOOR



FIRST FLOOR

Room Dimensions					
Ground Floor	MM	Feet & Inches	First Floor	MM	Feet & Inches
Lounge / Dining	3987 x 4990	13'01" x 16'04"	Bedroom 1	5324 x 2700	17'06" x 08'10"
Kitchen	1815 x 3137	05'11" x 10'04"	Bedroom 2	3175 x 3048	10'05" x 10'00"
WC	915 x 1687	03'00" x 05'06"	Bedroom 3	2049 x 3048	06'09" x 10'00"
			Bathroom	2110 x 2279	06'11" x 07'06"

SPECIFICATION

Sharoe Brook View
Fulwood, PR2 7EF

FROM £225,000

LOUNGE

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

KITCHENS

- Integrated fridge/freezer
- Oven & induction hob
- Kitchen with a choice of kitchen door style & colours
- Choice of laminated work tops
- Contemporary extractor hood
- Choice of ceramic floor tiles
- Feature lighting to underside of wall units
- Chrome LED downlights

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

- 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
- French doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs
- Mains powered electric vehicle

BESPOKE DESIGN

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets
- Choice of internal skirting & architraves
- Choice of wall colours

VIEWING & FURTHER INFORMATION

FELLOWS HOMES
01772 374910

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