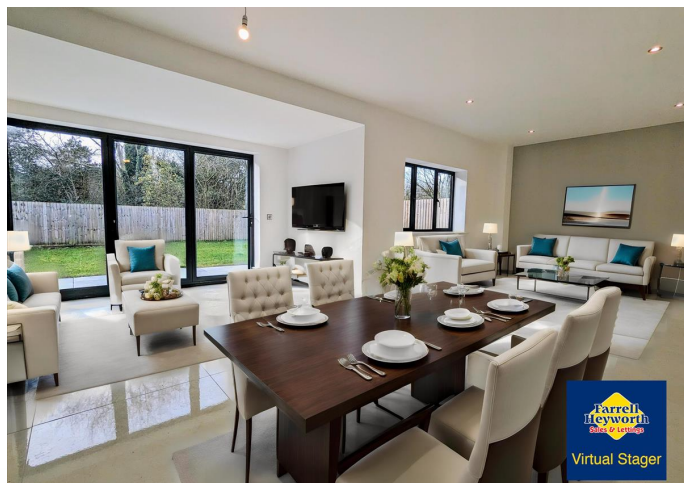
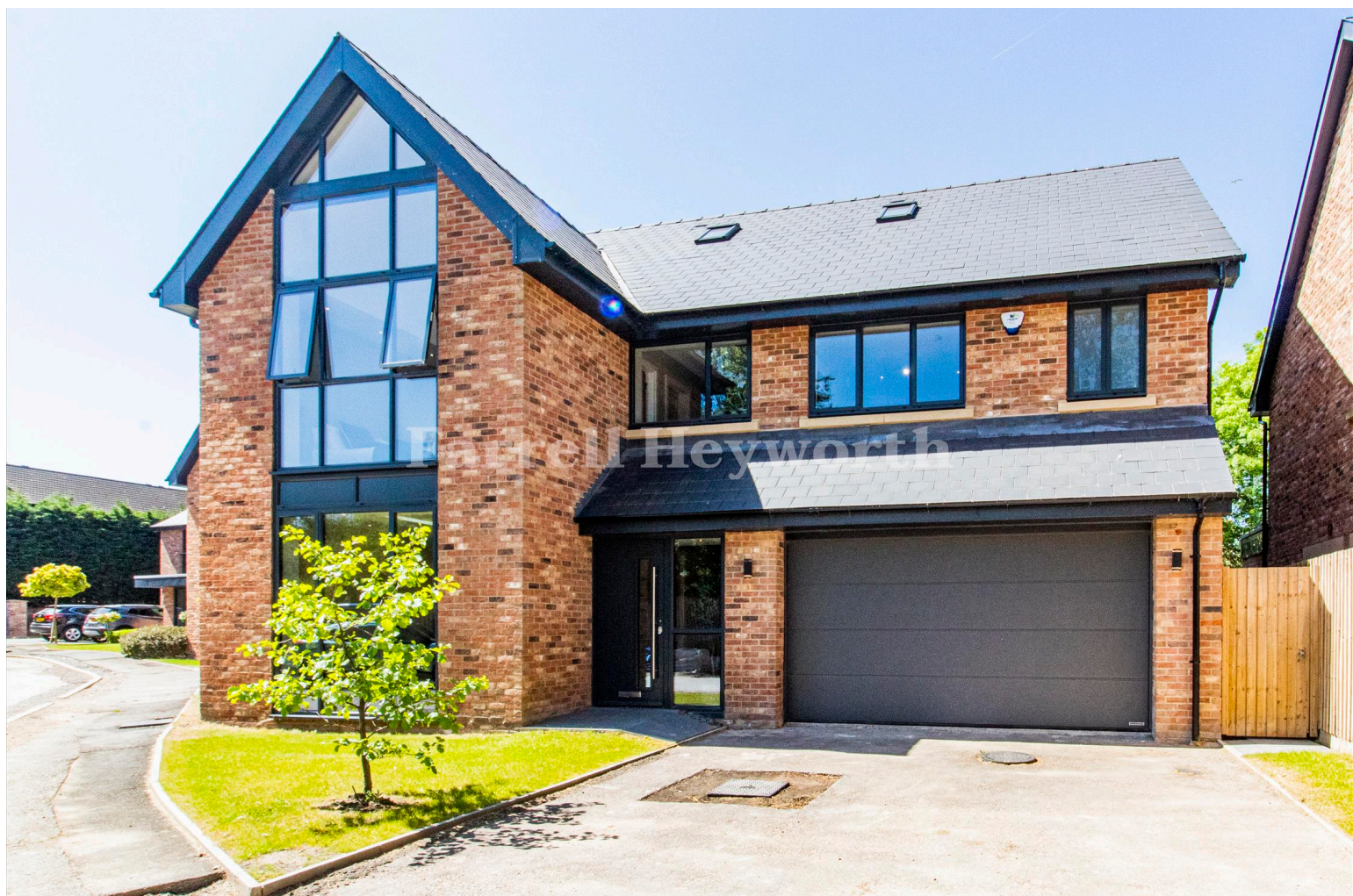


£650,000

Nursery Close, Fulwood,
Preston PR2

**Farrell
Heyworth**
Sales & Lettings



- Private Gated Community of Twelve Superior Executive Houses
- Prices Starting from £650,000
- Modern Family Homes Of Genuine Size, Character and Quality
- Extensive German Fitted Kitchen Diner Incorporating Family Room
- Lounge, Five Bedrooms, Three En Suite, Shower Room, Double Garage

Predicted EPC A

www.farrellheyworth.co.uk



Willow Gate is a secure private gated community of just twelve superior executive homes in a variety of distinctive property styles. High specification comes as standard with great attention to detail, finishes and balanced use of space.

The images shown are for "The Hawthorn" house type with accommodation arranged over three floors and a Gross Internal Floor Area in excess of 2700 square feet plus integral access into a double garage.

Internal inspection comes highly recommended in order to appreciate the size, quality and configuration of space in this stunning family home. Hallway with integral access to the double garage, fully tiled separate wc incorporating LED lighting and lounge with large front facing picture window. There is a truly stunning German kitchen diner/family room with large island unit and extensive luxury fitted cupboards, drawers and Quartz work surfaces and splash backs incorporating a wide range of Siemens integrated appliances including oven, five ring gas hob, microwave, fridge, freezer, hotplate and dishwasher. Bi-folding doors to both the kitchen and family room provide access into the rear garden.

To the first floor, there is a master bedroom incorporating a dressing area, en-suite shower room. There is a family bathroom and three further bedrooms to the first floor all of which have en suite facilities. Bedrooms two and three further benefit from an adjoining balcony over looking the beautiful rear garden.

To the second floor, there is a shower room, utility and double bedroom along with a separate study. Interior finishes include porcelain floor tiling throughout the ground floor with underfloor heating, bathroom and en-suites featuring porcelain tiled floors and wall tiling and Duravit, Hansgrohe and Villeroy & Boch contemporary white porcelain suites.

The properties come with high performance aluminium anthracite grey windows and doors. Heating is provided by a gas central heating system and underfloor heating to the ground floor. Home entertainment and communications include wi-fi and data points in the kitchen, family room, lounge, dining room. The site is upgraded to fibre to provide high speed broadband capability. A very secure gated community with CCTV and electrically operated main entrance gates controlled form an app.

Both the M55 and M6 motorways are within easy access providing commuting distance of Manchester, Fylde and Lake District. There are several primary, high schools and colleges within easy reach along with UCLAN in Preston city centre, shopping facilities at Fulwood Heights, Deepdale Retail Park, Asda and Sainsburys Supermarkets.

These executive properties are ideal for professional couples with a growing family being in a secure gated community they offer security, privacy and peace of mind, flexibility in the use of the accommodation and are in the perfect location for easy access to all the amenities and services close by. 50% of the properties have been sold to young professional families spread across the private estate.

Farrell Heyworth
Sales & Lettings

Tenure: To be confirmed
Council Tax: Band To be confirmed

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.