



Eaves Lane, Woodplumpton, Preston, PR4 0DX

Offers over £650,000







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4 Bedrooms



4 Bathroom

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- Fantastic executive style home
 - Fabulous kitchen with quartz work surfaces and bi-fold doors to gardens
 - Two further reception rooms
 - Four bedrooms, four bathrooms
 - Spacious plot
 - Lovely semi-rural position with good access to the main road and motorway network
 - Woodplumpton is nestled between Broughton village and Kirkham where there are further amenities



This superb home offers fantastic modern living spaces to incorporate a living kitchen, two further reception rooms, utility room and WC to the ground floor with four bedroom and four bathrooms to the first floor. The kitchens are a good specification with quartz work surfaces and integrated appliances and the bathrooms are all with modern fittings.

The location is semi-rural with a number of quiet country lanes in the vicinity, the property is well located for accessing the main road and motorway network and is a relatively short drive to Preston, Kirkham and the amenities of Broughton and Garstang.

Preston city also has excellent rail links. There is a primary school in Catforth and a range of primary schools in Kirkham with comprehensive schools in Broughton and Kirkham, along with a selection of private schools to include Kirkham Grammar School, AKS Lytham and Rossall School. Honeywell's Farm Shop and the Plough at Eaves have been attractions in the Eaves location over the years. The local area has plenty going on with an abundance of canal side walks also being close to the Forest of Bowland a National Landscapes and a short drive to the coast where there are sought after towns such as Lytham and St Annes along with the attractions of Blackpool.



This property offers fantastic spacious accommodation. The front door opens into a spacious entrance hallway where there is a cloakroom off and a staircase with an oak style balustrade which leads off to the first floor, further doors lead off to ground floor accommodation. The study has views out to the front of the property and the lovely 'L' shape lounge has a timber effect tiled floor, fabulous bay window out to the rear and windows to the side ensuring that there is plenty of natural light. A chimney is in position.

The lounge is open to the living kitchen, this attractive space has bi-fold doors out to the rear of the property and windows to both the rear and side ensuring that this is a lovely bright space. This is a highly sociable space with plenty of space for dining and lounging. There is a range of kitchen units with quartz work surface over and a complimentary central island incorporating a breakfast bar. A porcelain sink is provided and there is an integrated wall cooler and point for a range cooker with an extractor, integrated fridge freezer and dishwasher.



The property also has a utility room with timber effect floor and part glazed doors to the rear through to the WC which has a WC with a wash hand basin in a unit. From the boot room there is also a door through to the double garage. The double garage has electric roller shutter doors and a personnel door at the rear.

The staircase rises up to the first floor where there is a spacious landing which has access to the loft and doors off to various first floor rooms. The principal bedroom suite has views to both the front and rear of the property ensuring that this is a lovely bright space along with an area that can be fitted for a dressing room and a shower ensuite. Bedroom 2 and 3 have views out to the side of the property and each has a shower ensuite. The fourth bedroom has views to the side whilst the family bathroom includes a double ended bath, separate shower, wash handbasin and WC.

There is a patio area to the rear and there is a large expanse of lawned gardens encompassed by a closed board fence. There is a block paved parking area to the front of the property and a shared courtyard.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an air source heat pump. Drainage is by way of a water treatment system..

Management Company : The courtyard is in a management company split between all three properties, there are no charges associated with it. If work is needed on the courtyard, the costs would split between the three houses.

Parking allocated and number of spaces : Double garage and double driveway

Construction Type : Brick, stone, render and tiled roof

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: EE, Three available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Preston City Council **Council Tax:** Band TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///bestrelate,pinch

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

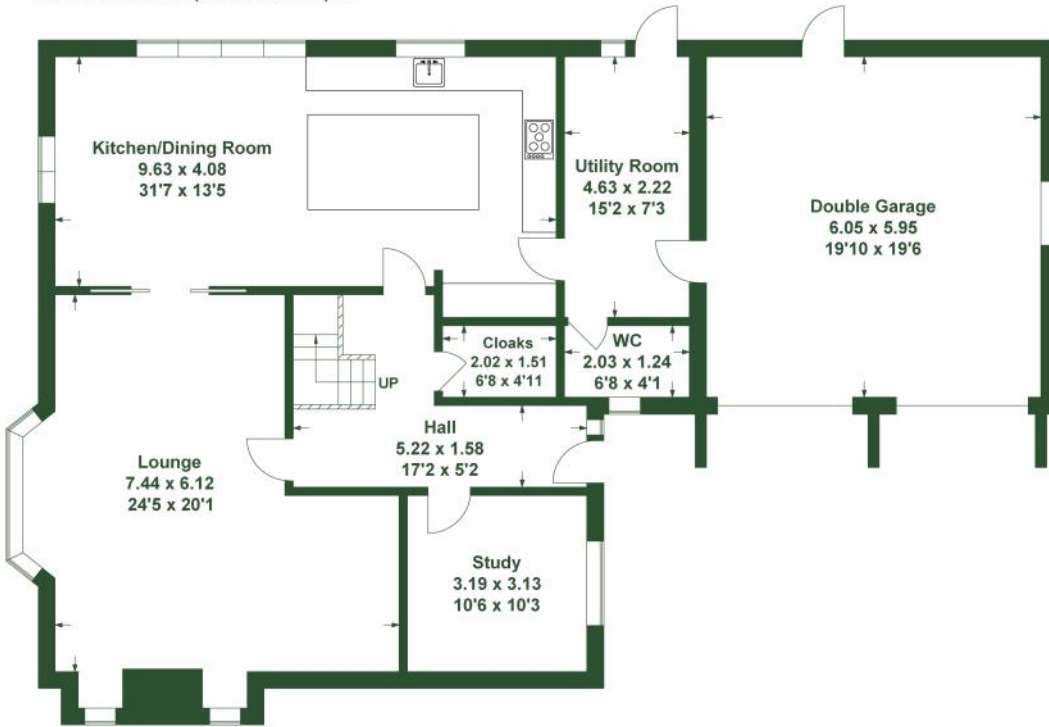
SUBJECT TO CONTRACT



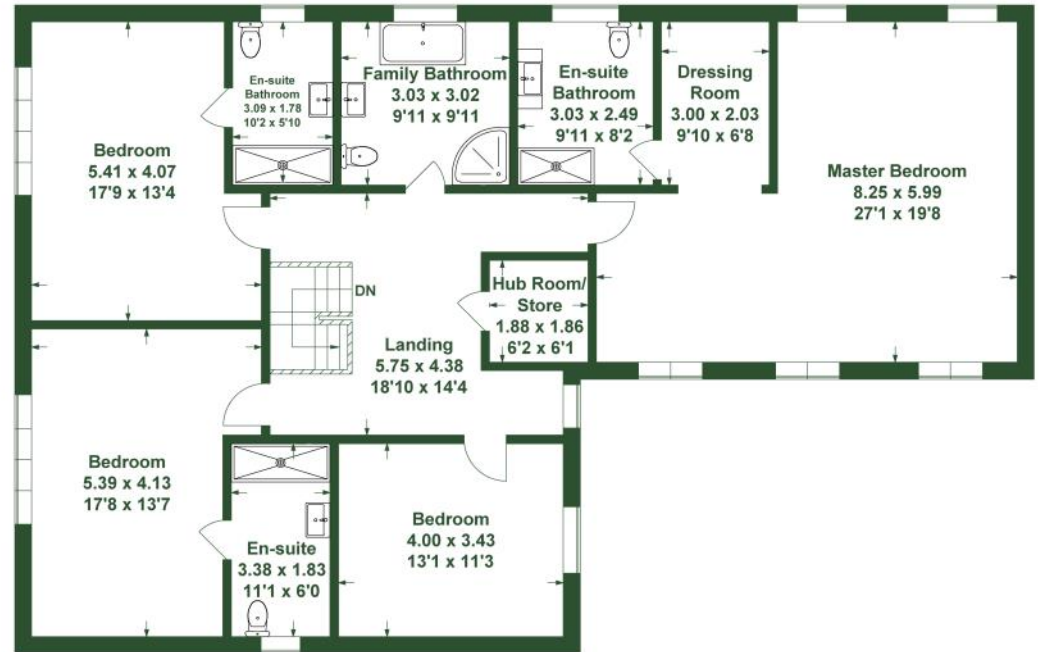
Approximate Gross Internal Area : 267.27 sq m / 2877 sq ft
 Garage : 36.77 sq m / 396 sq ft
 Total : 304.04 sq m / 3273 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Ground Floor



First Floor

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01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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