

From £660,000



Armitstead  
Barnett

Marshaw Grove, Fulwood, Preston, PR4 0AW







Plot 2



Plot 4

## Marshaw Grove, Fulwood, Preston, PR4 0AW

Prices starting from £660,000

- Exclusive gated development
- Boasting four executive detached homes
- Expansive open plan kitchen/dining
- Superior Schuller German fitted kitchen
- Natural stone or brick walls and slate roofs
- Paved patio and lawned garden
- Tucked away at end of a private lane



5



4



Example



Example

Marshaw Grove in Fulwood, Preston is an exclusive gated development boasting four executive detached homes. Tucked away at the end of a private lane, this executive development offers a perfect blend of contemporary design and convenience, making it the ideal choice for business and leisure activities.

Located in a lovely quiet setting, Marshaw Grove allows you to enjoy the beauty of Lancashire's breathtaking countryside. Moreover, with the opening of the new motorway junction on the M55, you can effortlessly access Preston, the Fylde Coast, Manchester, and Liverpool, adding to the appeal of this popular location.

These contemporary new build properties epitomise luxury and sophistication, boasting an array of features that exceed expectations of even the most discerning buyer. Crafted by a boutique developer, each residence with its meticulous attention to detail showcases the finest quality craftsmanship.

You will be greeted by move-in-ready homes with stunning German kitchens. Equipped with high-end Neff kitchen appliances, including bean-to-cup coffee machines, larder fridges, full-height freezers, and wine cooler. These kitchens create a seamless blend of form and function.

Beyond the kitchen, you'll discover flexible living, including a home office, dining, and lounge spaces designed to cater to your unique lifestyle. These homes exude contemporary elegance, making them the perfect sanctuary to retreat to after a long day.

Developers ethos: 'Our philosophy is simple, we create exceptional homes and distinctive places for people to live, work and enjoy.'



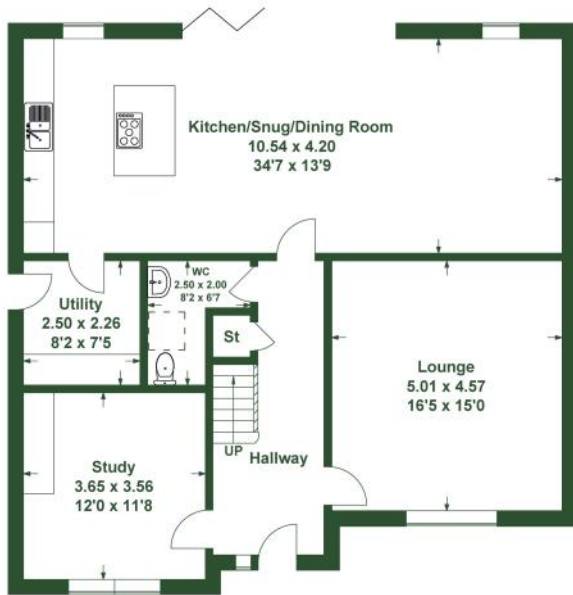
# Plot 1

Approximate Gross Internal Area : 259.66 sq m / 2795 sq ft  
 Garage : 36.00 sq m / 387 sq ft  
 Total : 295.66 sq m / 3182 sq ft

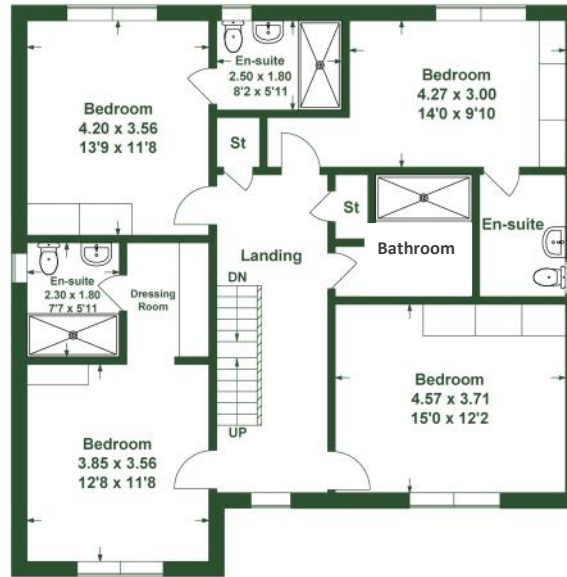
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



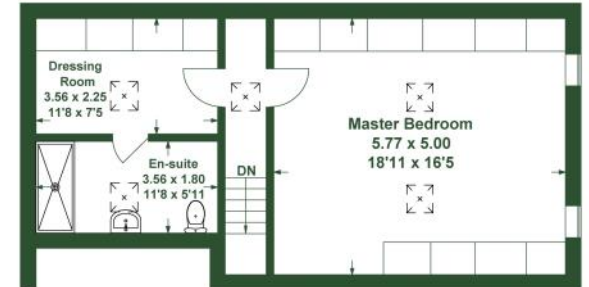
Garage



Ground Floor



First Floor

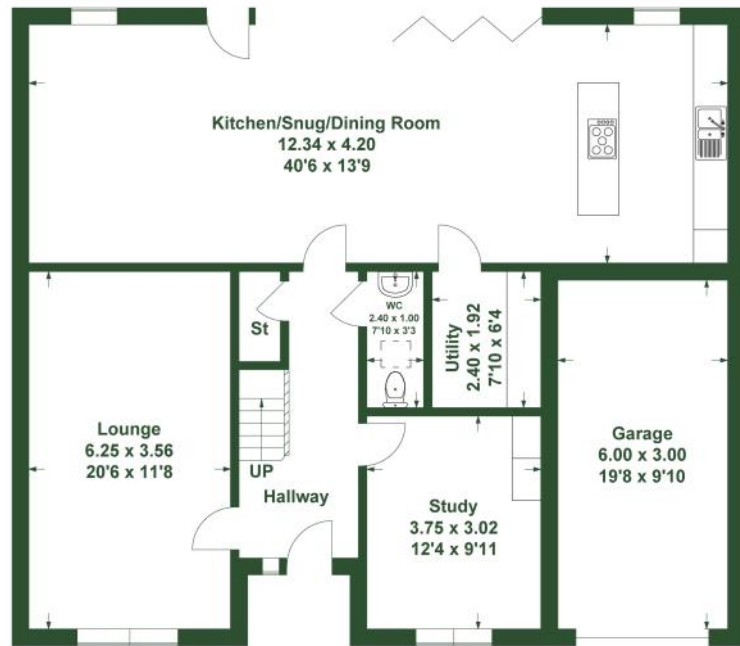


Second Floor

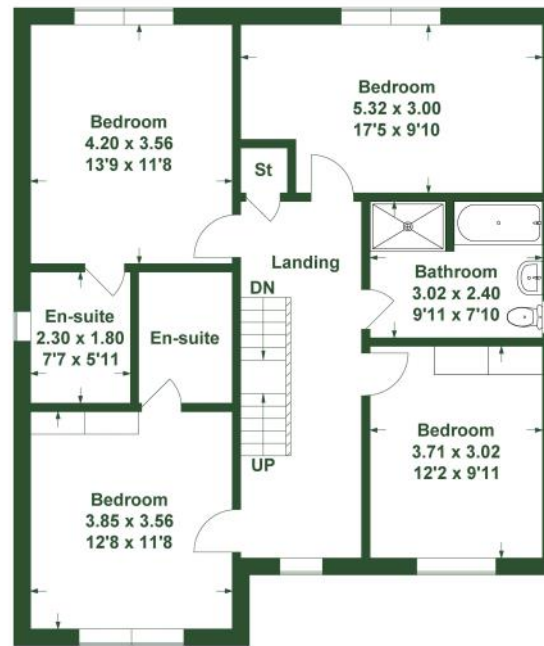
## Plots 2, 3 & 4

Approximate Gross Internal Area : 239.10 sq m / 2574 sq ft  
 Garage : 18.45 sq m / 199 sq ft  
 Total : 257.55 sq m / 2773 sq ft

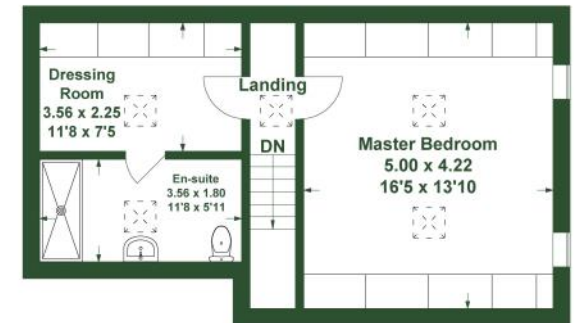
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Ground Floor



First Floor



Attic

## BUILDING CONSTRUCTION

- Natural slate roofs
- Natural stone walls / rustic brick / render
- Traditional construction with high insulation values
- Aluminium powder coated or painted hardwood windows and external doors
- Full double glazing
- Solar panels to roof (not available on listed buildings and conversions)
- Electric car charging points
- External garden tap
- Paved patio and lawned garden
- Block paved or tarmacked drives
- Remote operating electric, sectional and insulated garage doors
- Oak staircases optional glass or oak spindles

## KITCHENS & UTILITY

- Superior Schuller German engineered and manufactured fitted kitchen
- Kitchen islands where space allows
- Neff appliances including larder fridge and full height integrated freezer
- Quartz/stone work surface to kitchen and island, laminated work top to utility
- Mirrored splash back to sink area
- Optional upgrade : Quooker boiling water top (extra cost)

## HEATING

- Gas central heating system
- Large capacity hot water pressurised cylinder
- Underfloor heating to whole ground floor
- Solar panel (not available on listed buildings and conversions)
- MVHR Heat recovery system

## BATHROOM & ENSUITES

- Vitra sanitary ware
- Roper Rhodes taps and shower fittings
- Double ended bath to main bathroom and master ensuite and concealed toilet cisterns
- Wall mounted vanity unit to main bathroom and master ensuite
- Illuminated heated mirror to master en-suites
- Chrome heated thermostatic ladder towel radiator
- Porcelanosa Floor and wall tiles or Amtico flooring to bathrooms and ensuites

## ADDITIONAL FEATURES

- USB sockets provided in most rooms
- BT point
- Brushed stainless steel sockets and switches

- Mains powered smoke/heat detectors with battery back up
- Oak veneered doors
- External lighting
- TV points to family room and lounge
- LED ceiling downlights
- Vertical timber fencing or natural boundary





Example



Example

### General Remarks

**Services:** The property has the benefit of mains electricity, mains gas, mains water and mains drainage.

**Please note:** Armitstead Barnett 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 properties are offered for sale Freehold with vacant possession upon completion.

**Management Company :** A management company will be created.

**Local Authority:** Preston City Council

**Council Tax:** TBC

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan Where possible, we ask that all potential buyers look at virtual viewings in the first instance. Some of our vendors request only physical viewings to parties in a position to proceed and some request face masks are worn and social distancing carried out throughout the viewing,

**What3words Location :** [//roofs.improving.poems](https://www.what3words.com/#!/roofs.improving.poems)

**Money Laundering Regulations Compliance:** Please bear in mind, that Armitstead Barnett 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

**New build clause :** The plans, images and specifications shown in this brochure are as planned. Alterations may be made during construction. The buyer should satisfy themselves with the property ahead of exchange.

**SUBJECT TO CONTRACT**





### **North Lancashire**

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### **South Lancashire**

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# Armitstead Barnett

