

£475,000



Armitstead  
Barnett

Homelands Court, Fulwood, Preston, Lancashire, PR2 7BF





## Homelands Court, Fulwood, Preston, Lancashire, PR2 7BF

Asking Price £475,000

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- Detached home in exclusive gated development
- Three bedrooms and two reception rooms
- Modern kitchen diner with granite worktops
- Cosy lounge with wood burning stove
- Principal suite with fitted wardrobes & ensuite
- Two further double bedrooms with fitted storage
- Luxury four-piece family bathroom with rainfall shower
- Landscaped garden with patio & outdoor kitchen



3



2



Set within an exclusive gated development, this beautifully presented three-bedroom detached home combines contemporary style with high-quality finishes throughout. From its welcoming hallway to the landscaped gardens, every detail has been carefully designed to offer both comfort and sophistication.

The inviting hallway sets the tone with Italian floor tiling, underfloor heating, and a composite entrance door. A useful under-stair cupboard adds practicality, while the cloakroom is finished with part-tiled walls, sleek fittings, and Italian tiled flooring. The lounge offers a warm and relaxing setting, featuring a wood-burning stove with inset design, Georgian-style French doors, and a rear garden outlook.

At the heart of the home is the superb kitchen diner, fitted with granite work surfaces, a 1½ inset sink, and a full range of integrated Neff appliances including an induction hob, double oven, fridge freezer, and dishwasher. The dining area is complemented by a contemporary pendant light and opens seamlessly onto the rear garden via twin bi-folding doors with electric blinds. Neon lighting and ceiling spotlights complete the modern finish.

A stylish and practical utility room provides additional granite worktops, integrated washer and dryer, a wine rack, and storage, with a Georgian-style window and Worcester boiler.

The landing gives access to three well-proportioned double bedrooms and a luxurious family bathroom.







The principal bedroom benefits from fitted wardrobes, bedside cabinets, and a dressing table. Natural light floods in through Georgian-style windows and twin Velux's, while the en-suite with twin Velux windows is fully tiled and features a thermostatic shower, vanity unit with storage, wall-mounted WC, ladder radiator, and illuminated mirror.

Bedroom two offers fitted wardrobes, twin Velux windows, a side Georgian-style window, and loft access. Bedroom three, also a generous double with twin Velux windows, mirrors the second with matching fitted storage and window features.

The family bathroom is beautifully appointed with a four-piece suite including a freestanding bath, wall-mounted WC, porcelain vanity basin with storage, and a double rainfall shower. Fully tiled walls and flooring, a ladder radiator, and recessed lighting add to the luxury.

The landscaped rear garden provides a private outdoor retreat, featuring a combination of lawn and patio areas. An outdoor kitchen unit makes it ideal for entertaining, while mature shrubs, flower borders, and decorative gravel add to the charm.

To the front, a private driveway leads to the garage, which is fitted with an electric up-and-over door, power, and lighting. Located in the highly sought-after Homelands Court development, this elegant detached residence offers stylish interiors, landscaped gardens, and secure gated living. A perfect blend of modern design and comfort, it is a home not to be missed.

## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** Single garage and driveway to the side.

**Construction Type :** Standard brick construction

**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 :** None

**Footpaths / Bridleways :** We understand that there are none.

**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 :** None

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** Please insert any relevant information

**Coal field / mining area :** N/A

### Communications :

Broadband: Standard available in the area

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

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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** F

**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 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 :** [///lies.unions.events](https://www.what3words.com/#!/lies.unions.events)

**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.

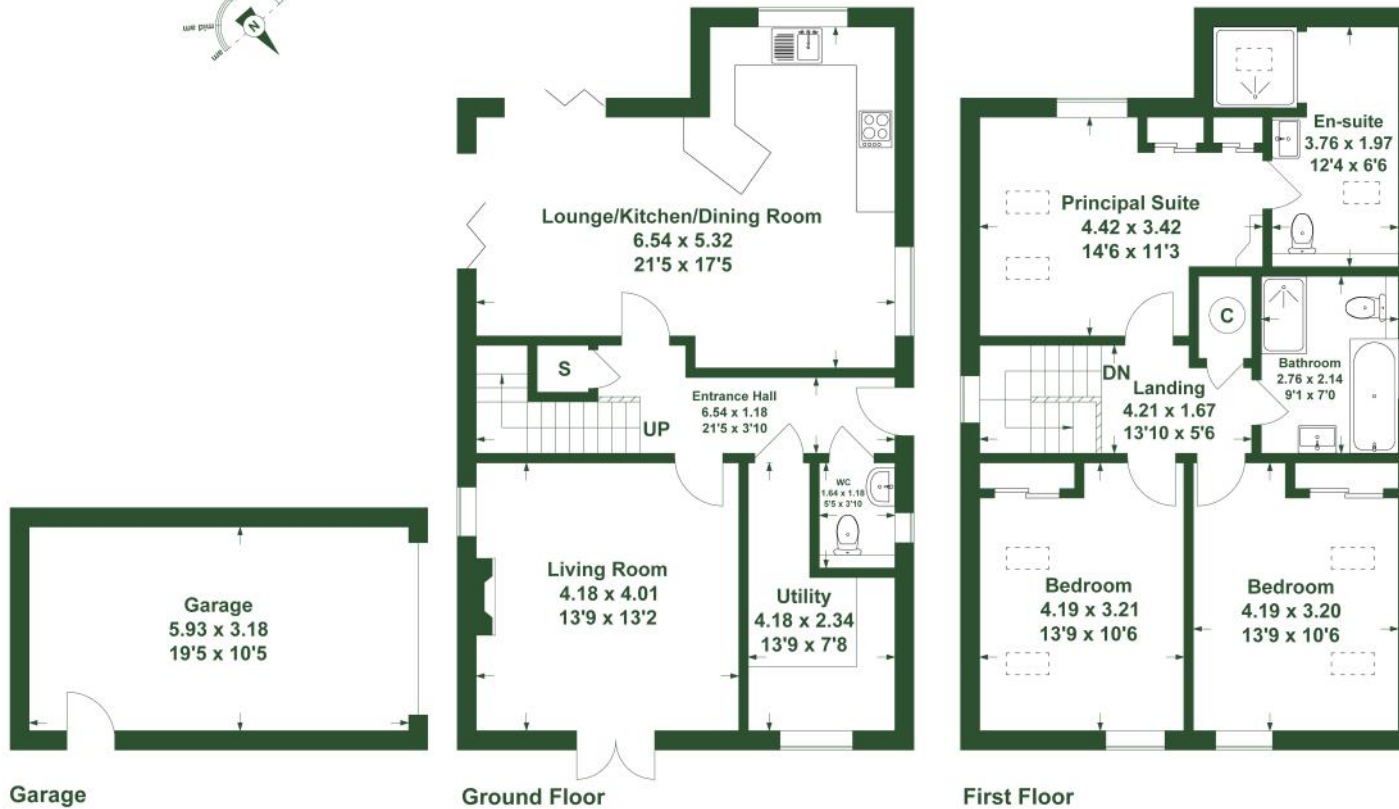
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would 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 : 133.32 sq m / 1435 sq ft  
 Garage : 18.85 sq m / 203 sq ft  
 Total : 152.17 sq m / 1638 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



**Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:** 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 Amitstead 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 to 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 intending 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 Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 90 B      |
| 81-91 | B             | 81 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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