

£525,000



Armitstead
Barnett

Regent Gardens, Bamber Bridge, Preston, Lancashire, PR5 6FU





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Price £525,000

- A superb detached five-bedroom family home.
- Located within a gated community.
- Two reception rooms and five bedrooms.
- Extremely accessible location within easy reach of the M6, M61 and M65 motorways.
- Fitted with state of the art Crestron home automation hardware.



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This executive detached home is one of only three properties set within the exclusive Regents Gardens development. Tucked away off Kellet Lane, access is taken to the property via a private gated road shared with only two other properties. The property boasts state of the art 'Crestron' home automation hardware which allows you to easily control your homes environment with lighting, blinds, heating and media adjustable at the touch of a button.

Entry to the property is via a glazed UPVC door into the entrance hallway, a bright and airy space with white granite effect tiles and neutrally decorated walls. From here, a staircase leads up and access can be taken into the lounge and kitchen diner to the rear. A wall mounted control panel can be found here which allows users to immediately operate a pre-programmed 'Welcome Home' setting which will turn on lights throughout the property as required. Under floor heating can be found throughout the entirety of the ground floor and first floor.

The lounge is found immediately off and is an impressive reception space with grey carpet and spot lighting overhead along with an impressive chandelier light fitting. A front facing window provides views over the front garden and makes sure that the room is filled with natural light. The eye catching centrepiece of this room has to be the fully automated sliding panel system which houses the large television. With the ability to be controlled remotely, this allows the user to conveniently conceal and reveal the television at the touch of a button.



The kitchen is located to the rear of the property and boasts a stunning fitted kitchen with a range of wall and base mounted units with a fabulous kitchen island and breakfast bar. Integrated appliances include a fridge, freezer as well as Siemens ovens and an inset sink with mixer tap. The kitchen island features an integrated induction hob with extractor over as well as a drinks fridge and seating for three stools - perfect for enjoying breakfast or for informal dining.



A separate dining area can also be found here for more formal dining and boasts a feature double wooden slatted wall with controllable LED lighting. To the rear can be found a further reception space with French doors overlooking the rear garden - ideal for enjoying the morning sun.

The utility room is located off the kitchen and provides an excellent dedicated area for laundry, with a base unit with inset sink and mixer tap along with space for washing machine and dryer. An external door provides access to the side of the property. A handy WC can be found off the utility and offers a low suite WC, sink and towel rail.



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Moving upstairs, the first floor landing provides access to three bedrooms as well as a further staircase to the second floor.

The principal bedroom is a fantastic suite that epitomises luxury living, offering everything to be desired to wind down after a long day. The generously proportioned bedroom has grey carpet with spot lighting overhead as well as an eye catching modern swirl light fitting. There is a media wall with mood lighting as well as space for a large television, set within a granite effect backdrop.



Moving through an alcove can be found an excellent dressing area with floor to ceiling fitted wardrobes providing ample space for even the largest collection of clothing.

A door between the wardrobes leads through to the amazing ensuite bathroom which is of a very generous size and boasts matching granite effect tiles to the floor and ceiling along with overhead spot lighting and chrome towel rail. A four piece suite can be found to include a luxury bath, wet room shower with glass screen, corner wall mounted WC as well as a double wall mounted vanity unit with backlit mirror overhead.





Two further bedrooms can be found on the first floor. The front bedroom is double in nature, with a window overlooking the front garden as well as an impressive silver bubble light fitting and decorative wood panelling. The rear bedroom is an excellent size and has excellent floor to ceiling fitted wardrobes to one wall. Both of these bedrooms are served by a 'Jack and Jill' ensuite with a three piece suite to include WC, vanity unit and double shower.



Moving up to the second floor can be found two further bedrooms. To the left is a sizable room with grey carpet, Velux rooflight and a window to the side. A handy ensuite can be found here with WC, wash hand basin and shower. There are useful eaves storage cupboards to either side along with a wall mounted television point. Across the landing can be found the remaining bedroom which is currently used as a home office by our vendors, complete with a large double fitted desk to two walls.

Moving outside, the rear garden is a tranquil place to enjoy the warmer weather. There is an area of porcelain paving as well as an elevated patio with views over open countryside beyond. There is an area of lawn with artificial grass which serves to make this a convenient and low maintenance rear garden.

To the front can be found driveway parking for two vehicles as well as a well manicured grass lawn and ornamental border. There is an integral garage with electronically operated up and over door, currently used by our vendors as a convenient home gym.

General Remarks

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

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.

Parking allocated and number of spaces : Driveway parking and integral garage.

Construction Type : Standard.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : Property benefits from a right of access along shared access road from Kellet Lane.

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 - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: Likely indoor and outdoor signal 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.

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

Local Authority: South Ribble Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. 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 : woes.trips.cubes

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.

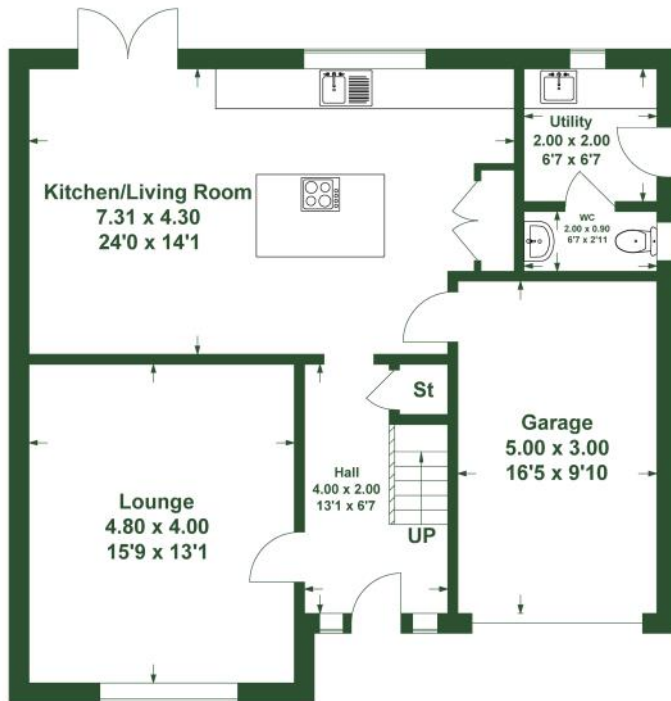
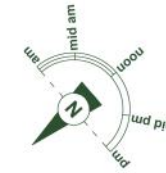
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

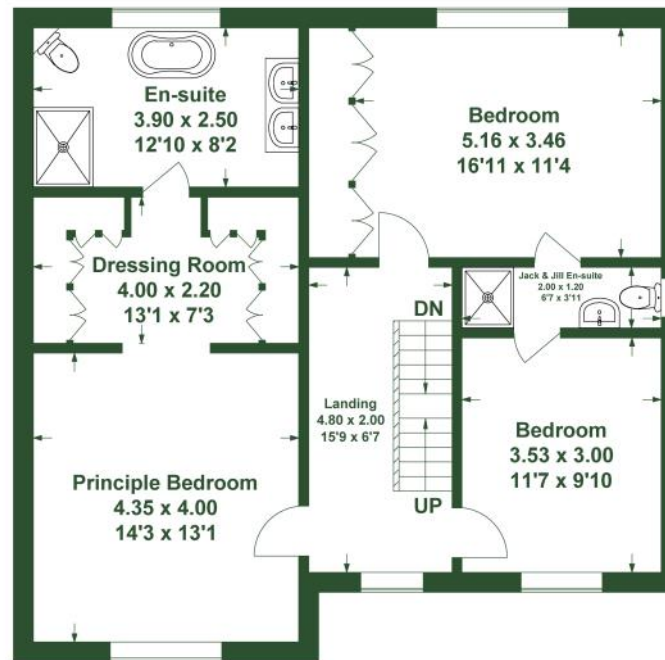
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 182.15 sq m / 1961 sq ft
 Garage : 15.00 sq m / 161 sq ft
 Total : 197.15 sq m / 2122 sq ft

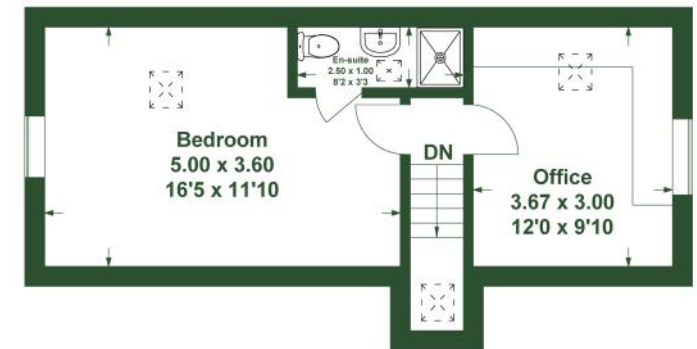
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Ground Floor



First Floor



Second Floor



Armitstead 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 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 subject to contract.

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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