



Pilling Water Close, Pilling, Preston, PR3 6DF

Asking Price £415,000







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4 Bedrooms



3 Bathroom

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- Beautifully presented detached family home
 - Four double bedrooms
 - Two en-suite shower rooms plus family bathroom
 - Superb open-plan living kitchen with breakfast island
 - Separate lounge and utility room
 - Integral garage and driveway parking
 - Professionally landscaped south-facing rear garden
 - Balance of NHBC warranty remaining



Positioned within an exclusive tree-lined development of just 6 detached houses, around a large communal green space overlooking Pilling Water Brook, this beautifully presented four-bedroom detached family home offers contemporary living with stylish interiors, exceptional presentation and a landscaped south-facing garden. Constructed approximately six years ago, the property remains under the balance of its NHBC warranty and has been meticulously maintained by the current owners, allowing any prospective purchaser to move straight in with nothing to do.

The accommodation has been thoughtfully designed for modern family life, with a welcoming entrance hall leading through to a superb open-plan living kitchen which forms the heart of the home. Featuring quality cabinetry, Neff integrated appliances, a Quooker Tap, a central breakfast island and generous dining and family space, the room enjoys an abundance of natural light from large sliding patio doors opening directly onto the rear terrace. A separate lounge provides a comfortable retreat, while a practical utility room, cloakroom/WC and integral garage add further convenience to everyday living.



Pilling is a thriving and highly desirable village situated on the edge of the Fylde coast, surrounded by attractive open countryside whilst remaining well connected to nearby towns and cities. The village offers a range of everyday amenities including shops, a primary school, public houses and community facilities, with further shopping, leisure and secondary schooling available in Garstang, Poulton-le-Fylde and Preston. Excellent road links provide convenient access to the A586, M55 and M6 motorway network, making commuting across Lancashire and beyond straightforward,



To the first floor are four well-proportioned double bedrooms, making this an ideal home for growing families. The impressive principal bedroom benefits from a stylish en-suite shower room, whilst the guest bedroom also enjoys its own en-suite facilities. The remaining bedrooms are served by a beautifully appointed family bathroom, all finished to an excellent standard. Useful boarded loft storage further enhances the practicality of the property.

Externally, the property is equally impressive. The front elevation offers excellent kerb appeal with a tarmac driveway providing off-road parking alongside the integral garage. To the rear, the professionally landscaped south-facing garden has been designed for both relaxation and entertaining, featuring an attractive Indian sandstone terrace, immaculate lawn, established planting and a high degree of privacy. The outdoor space perfectly complements the quality found throughout the interior.

This is a home that successfully combines contemporary design with practicality, offering spacious family accommodation in immaculate, turnkey condition. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



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. There is a resident's management company,. The residents are responsible for organising and carrying out maintenance of communal grass and shared areas. There is an annual service charge of £360 contributing to management liability insurance, property owner insurance, lawn maintenance and account fees. There is an EV charging point

Parking allocated and number of spaces : Garage and driveway parking for 2 cars

Construction Type : Timber framed construction. Traditional facing brick in Ivanhoe Westminster with brick detail

Building Safety : N/A

Restrictive Covenants : No caravans, boats or commercial vehicles to be parked on driveway.

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 Agencys website the property sits in flood zone 3. No defence has been put in place.

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: Standard and Ultrafast available in the area

Mobile signal: EE, O2, Vodafone, 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: 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 property is offered for sale Freehold with common managed areas with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band D

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 : //slug.inflates.nutty

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.

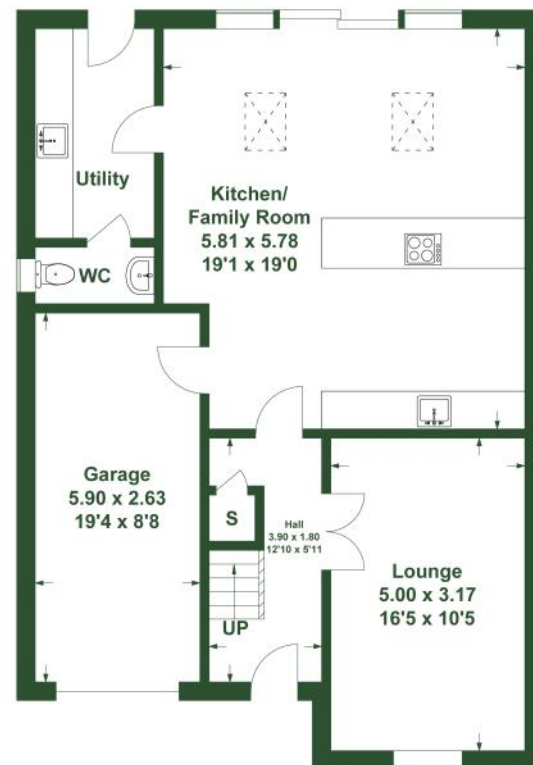
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

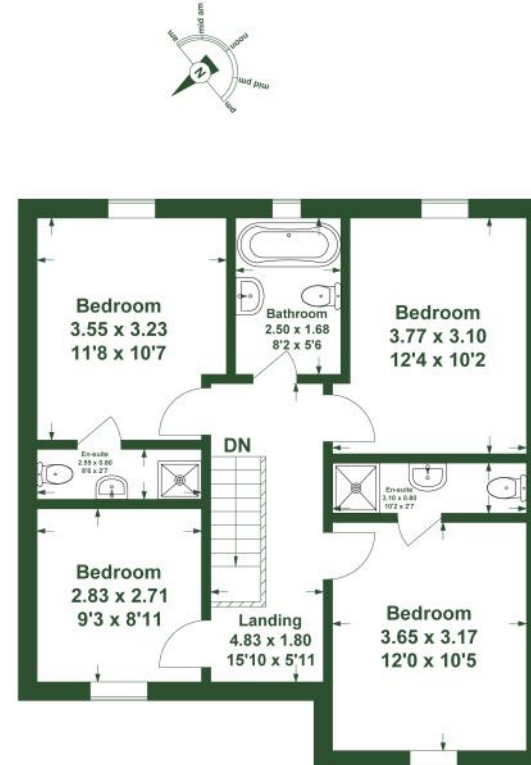


Approximate Gross Internal Area : 129.92 sq m / 1398 sq ft
 Garage : 15.51 sq m / 167 sq ft
 Total : 145.43 sq m / 1565 sq ft

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

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 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 subject to contract.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

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