



Redwing Drive, Fulwood, Preston, PR2 9AS

Asking price £645,000







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5 Bedrooms



4 Bathroom

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- Substantial five-bedroom detached family home
 - Generous accommodation arranged over three floors
 - Two versatile reception rooms
 - Impressive open-plan kitchen, dining and living space
 - Principal bedroom with dressing area and en-suite
 - Four bathrooms, including two en-suites
 - Landscaped rear garden and detached double garage



This substantial five-bedroom detached home provides an impressive amount of accommodation arranged over three floors. Positioned at the end of a quiet cul-de-sac within the popular D'Urton Manor development, the property is one of only two Windsor house types constructed by Story Homes and offers versatile living space ideally suited to a growing or multi-generational family.

The spacious entrance hallway immediately introduces the generous proportions found throughout the home. Two substantial reception rooms sit to the front of the property and are currently arranged as a formal dining room and a separate sitting room. Both rooms offer excellent flexibility and could equally be used as a home office, playroom or snug, depending on individual requirements.



Across the rear of the property is an impressive open-plan kitchen, dining and living area, creating a superb space for everyday family life and entertaining. The bespoke Kevin Roper kitchen includes extensive fitted storage, granite work surfaces, integrated appliances and a striking central island with seating for six. The adjoining living area provides ample room for comfortable seating, while French doors open directly onto the rear garden. A separate utility room and ground-floor WC complete the accommodation on this level.



The first floor continues to emphasise the scale of the property. The principal bedroom features a dedicated dressing area with fitted wardrobes and an en-suite shower room. Two further well-proportioned bedrooms are also located on this floor, one of which benefits from its own en-suite, together with a spacious family bathroom incorporating both a bath and separate shower.

Two additional double bedrooms occupy the second floor, both offering useful fitted storage and served by a further shower room. This level provides particularly adaptable accommodation and could be ideal for older children, guests, home working or hobbies, allowing different members of the household to enjoy a greater degree of privacy.

Externally, the enclosed rear garden has been landscaped to provide a combination of lawned and seating areas, together with a pergola, raised planters and an outdoor kitchen area. To the front is driveway parking leading to the detached double garage, which benefits from an electric door and EV charging point. The property also has solar panels.



Redwing Drive forms part of the established D'Urton Manor development in Fulwood and is well placed for a range of local shops, amenities and schooling, including being within the Broughton High School catchment area. Preston city centre is readily accessible, while the nearby motorway network provides convenient links towards Lancaster, Manchester and the wider North West, making the location particularly suitable for commuters.

The property is offered for sale with no onward chain.

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 : Double garage and driveway .

Construction Type : Brick under tiled roof

Building Safety: non Known.

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 : We understand that there are non known to effect the property.

Flooding : The property has / has not flooded within the last 5 years, According to the Environment Agencys 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: Standard and ultrafast are available in the area

Mobile signal: Vodafone, EE, Three and o2 available in the area

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: Freehold with common managed areas. An annual estate management charge of £177 is currently payable. The charge and management arrangements should be confirmed by the purchaser's solicitor.

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

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 : //closet,jeeps,pillow

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

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

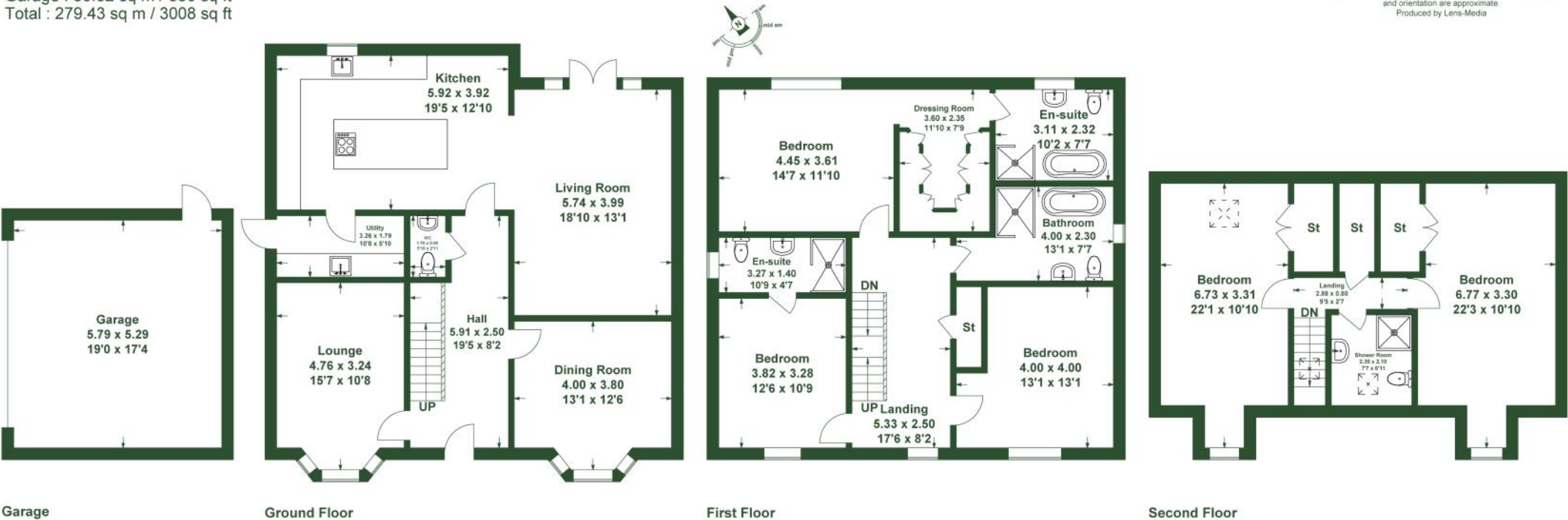
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 248.81 sq m / 2678 sq ft
Garage : 30.62 sq m / 330 sq ft
Total : 279.43 sq m / 3008 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 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 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		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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