

The Straits, Hoghton, Preston, Lancashire PR5 0DA

Guide Price £585,000



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4 Bedrooms | 3 Bathrooms | Garden

- Newly built four-bedroom detached family home
- Opportunity to choose selected kitchen, bathroom and flooring finishes (subject to build stage)
- Superb open dining kitchen with garden access and separate lounge
- Utility room, boot room and cloakroom
- Principal bedroom with en-suite
- Guest bedroom with en-suite
- Stylish family bathroom
- Integral garage and driveway parking
- Highly desirable semi-rural Hoghton location with excellent commuter links

A Home Designed Around You

Set in the sought-after village of Hoghton, this exceptional newly built four-bedroom detached residence combines a striking appearance with thoughtfully designed family living. Better still, purchasing at the right stage allows buyers the exciting opportunity to personalise their home with a choice of high-quality kitchen, bathroom and flooring finishes, creating a property that truly reflects their own style and taste.

From the moment you arrive, the attractive stone elevations create quite an impression. Inside, the home has been carefully planned to provide generous, light-filled accommodation with an emphasis on modern family life.

At the heart of the home is a superb open dining kitchen, complete with large patio doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Whether entertaining friends, hosting family gatherings or enjoying everyday life, this versatile space is certain to become the social hub of the home.

Complementing the kitchen is the lounge, offering a welcoming retreat, whilst a practical utility room, boot room, cloakroom and integral garage provide all the conveniences expected from a home of this calibre.

The first floor offers four beautifully proportioned bedrooms, including a luxurious principal suite with its own en-suite shower room. A second en-suite serves the guest bedroom, while the remaining bedrooms are well served by a stylish family bathroom, making the layout ideal for growing families and visiting guests alike.

Outside, the property enjoys private gardens and driveway parking within an attractive, carefully planned development that blends seamlessly into its rural surroundings.

This property enjoys an enviable setting on the edge of Hoghton, offering the perfect balance between having a semi – rural feel and convenience. Residents benefit from picturesque rural walks and open Lancashire countryside, whilst remaining within easy reach of Preston, Blackburn and Chorley. Excellent road links via the M6, M65 and M61 provide straightforward commuting throughout the North West, while nearby schools, independent shops, country pubs and leisure facilities ensure everything required for modern family life is close at hand.

The property is not yet finished and Fellows Homes are committed to finishing the property to suit the buyer. The specification sheet within this brochure is the intended finish, this may vary during the build process. Any deviation from this should be agreed with the vendors and buyers in writing.

Specification

Lounge

- Pre-wired television with Cat 6
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finish

Kitchen

- Integrated fridge/freezer and dishwasher
- Oven, microwave & induction hob
- Kitchen with a choice of kitchen door style and colour
- Hot tap
- Choice of quartz work top
- Contemporary extractor hood
- Choice of ceramic floor tiles
- Feature lighting to underside of wall units
- Chrome LED downlights
- Bi-folding doors

Bathrooms & En-suite

- Contemporary white 3-piece unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with gazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall Choice of ceramic tiles to wall & floor
- Chrome LED down lights

Bedrooms

- USB socket and cat 6 wiring
- Two-way lighting to master bedroom
- Choice of floor finish

Security & Safety

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Light to entrance

External features

- Front & rear turfed
- Close boarded fence to rear garden
- Generous flagging patio area
- External electric socket to rear garden
- External water bib tap

General features

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bi-fold doors
- Contemporary composite entrance door
- 10 years NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs
- Mains powered electric vehicle

Bespoke Design

- Choice of kitchen & work top
- Choice of wall & floor tiles
- Choice of carpets
- Choice of internal skirting boards & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

Garage

- Lighting and power points

General Remarks

Services: The property will have the benefit of mains water, mains sewerage and mains electricity. Heating will be by way of an air source heat pump (to be installed), and underfloor heating. The property will benefit from an EV charging point.

Parking allocated and number of spaces : Driveway and garage.

Construction Type : Stone built with slate roof.

Building Safety: None known to the vendor.

Restrictive Covenants : TBC

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a Conservation Area of National Landscape.

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : We understand that there are no public footpaths or bridleways affecting the property.

Flooding : The area is at very low risk of flooding and does not sit in a flood zone.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : None known to the vendor.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : Ground investigation available upon request.

Communications :
Broadband: Superfast available in the area
Mobile signal: Vodaphone, EE, O2 and 3 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.

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 vacant possession upon completion.

Local Authority: Chorley Council **Council Tax:** Band TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. 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 : ///mocking.informer.gratitude

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.

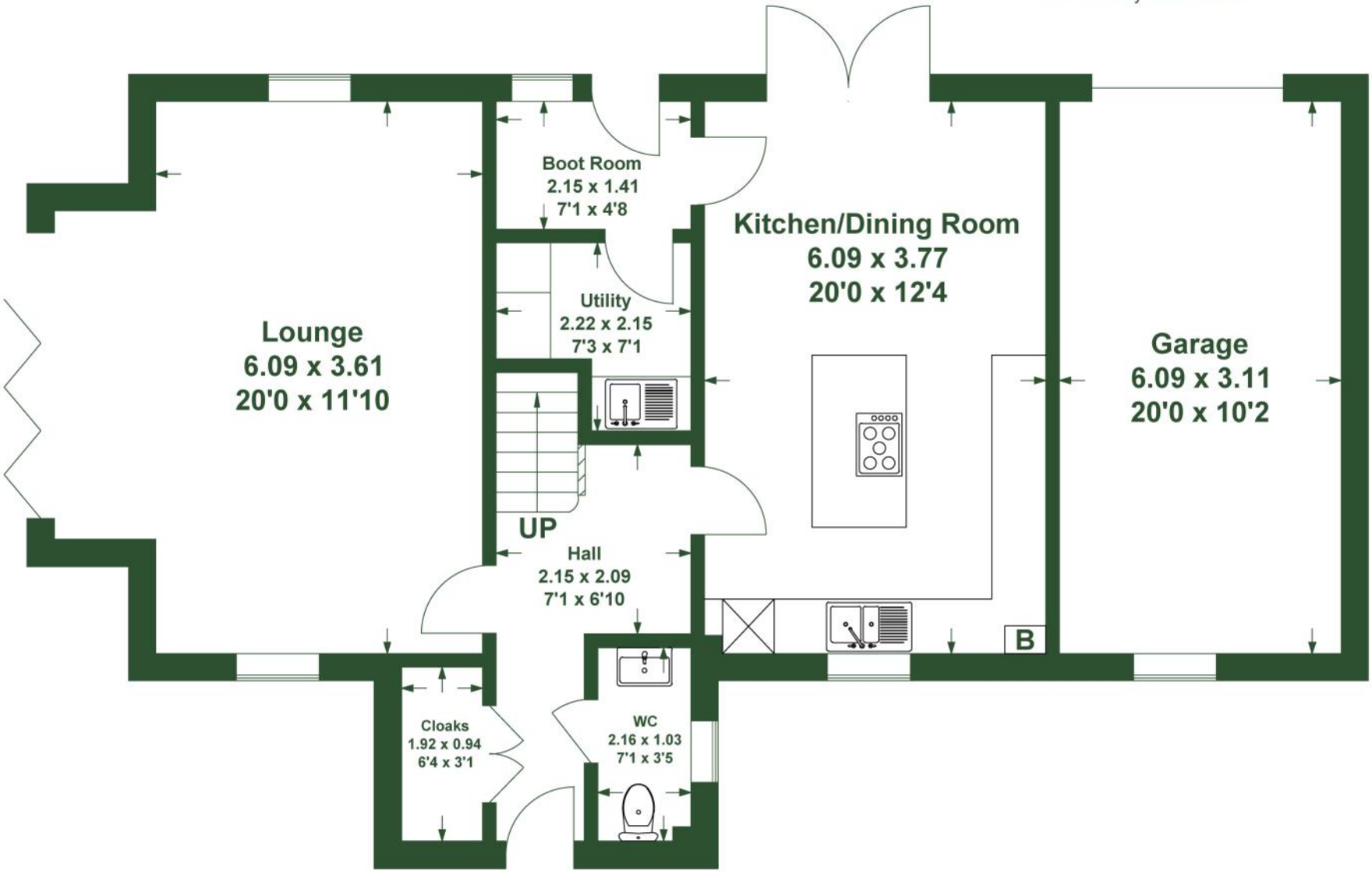
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

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.

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 70.54 sq m / 759 sq ft
Garage : 18.94 sq m / 204 sq ft
Total : 89.48 sq m / 963 sq ft

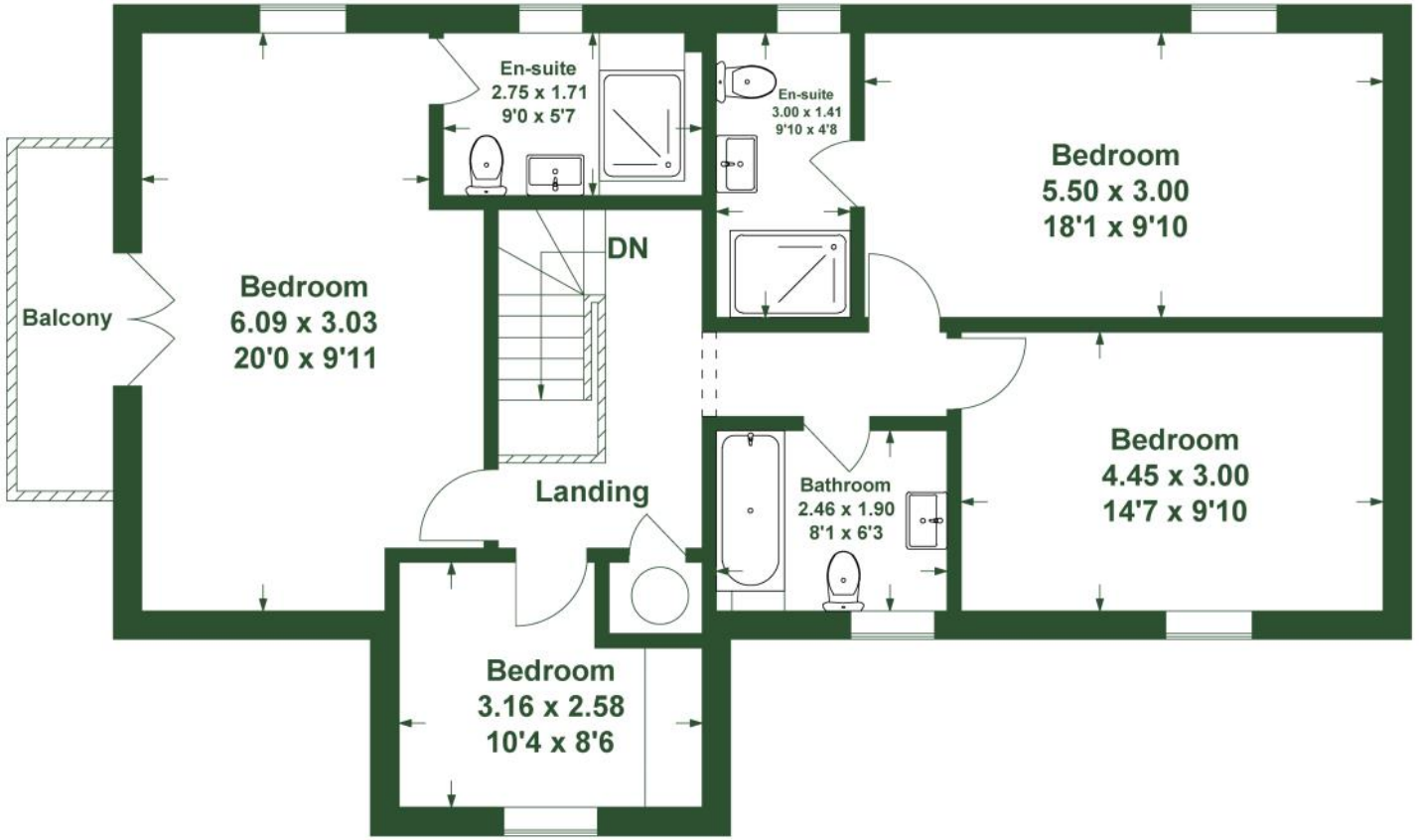
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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Ground Floor

Approximate Gross Internal Area : 86.33 sq m / 929 sq ft

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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 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 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 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



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