

HOME  TRUTHS



Laurel Gardens, Farington Moss

PR26 6BH





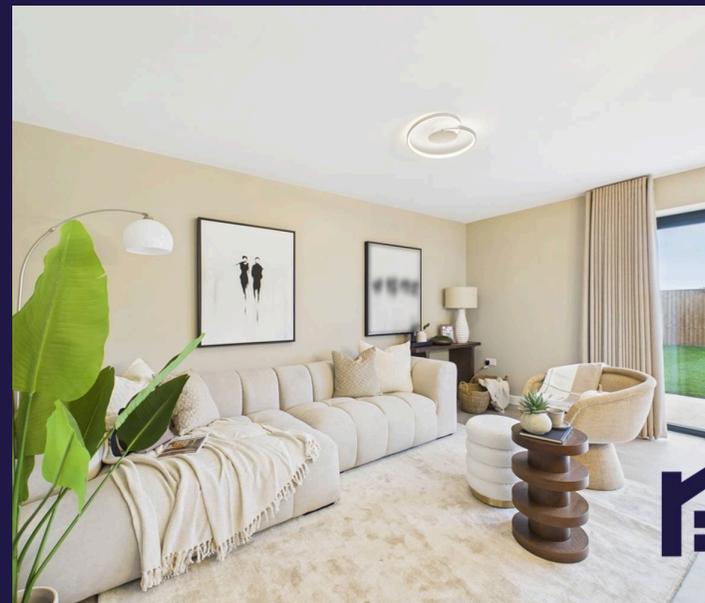
## LAST PLOT AVAILABLE!

Fabulous four bedroom detached property, one of only five on this exclusive and up market development offering in excess of 1700 square feet of sumptuous and elegant accommodation, detached double garage and ample parking in a quiet cul de sac location.

Landscaped gardens lead to the block paved driveway, EV charging point, block paved driveway, garage with power & light.

The main entrance opens into a welcoming hallway with a cloakroom ahead. Just off the hallway offers a wc with a floating wash hand basin.

To the right is the gorgeous, serene living room, whilst to the left is the snug which is currently enjoying life as a study/home office. To the rear, the stunning heart of the home has plenty of space for dining and comfortable furniture with the Stuart Frazer kitchen comprising a range of wall and base units, with central island, topped with quartz work surfaces and breakfast bar. Alongside the larder cupboard with space and power for a coffee maker, are a range of integrated appliances including twin eye level electric ovens and grills, refrigerator, freezer and dishwasher by Bosch plus an induction hob with downdraft extractor. A separate laundry room has space, power and plumbing for additional appliances.

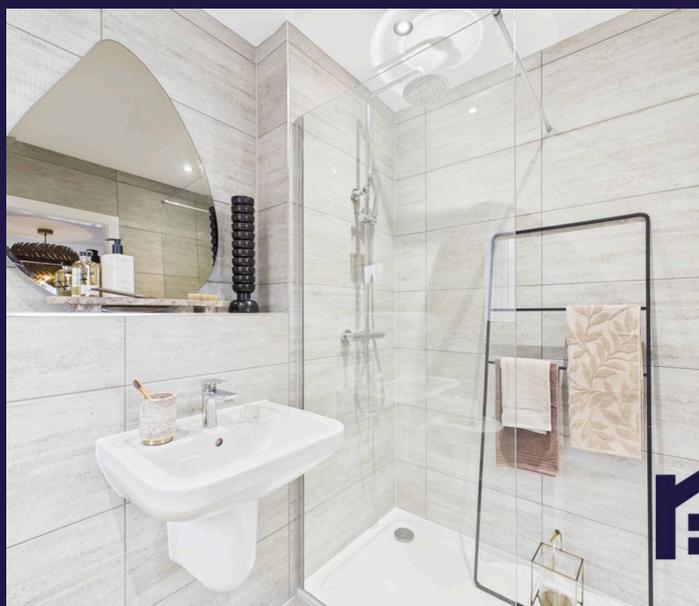


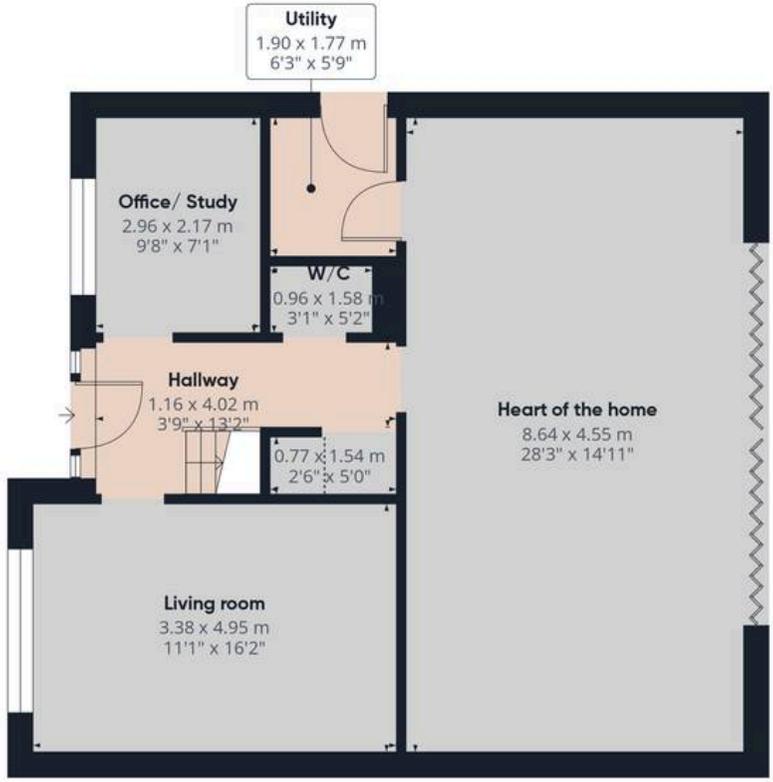
Step out through the bifolding doors onto the sun terrace, in the well proportioned garden with spacious lawn, courtesy door to the double garage, external power and thermally protected external tap. Back inside, stairs lead up to the first floor landing with access to the loft and airing cupboard. The master bedroom is to the rear and benefits from dressing room space which you can have the option to upgrade to a built in wardrobe to be fitted in this space, and en suite comprising rainfall mixer shower in walk in cubicle, floating wc and wash hand basin and ladder heated towel rail.

Bedrooms two and three are equally gorgeous and bedroom four a comfortable double. The family bathroom comprises a very social double ended free standing bath, rainfall mixer shower in cubicle, wc and floating wash hand basin.

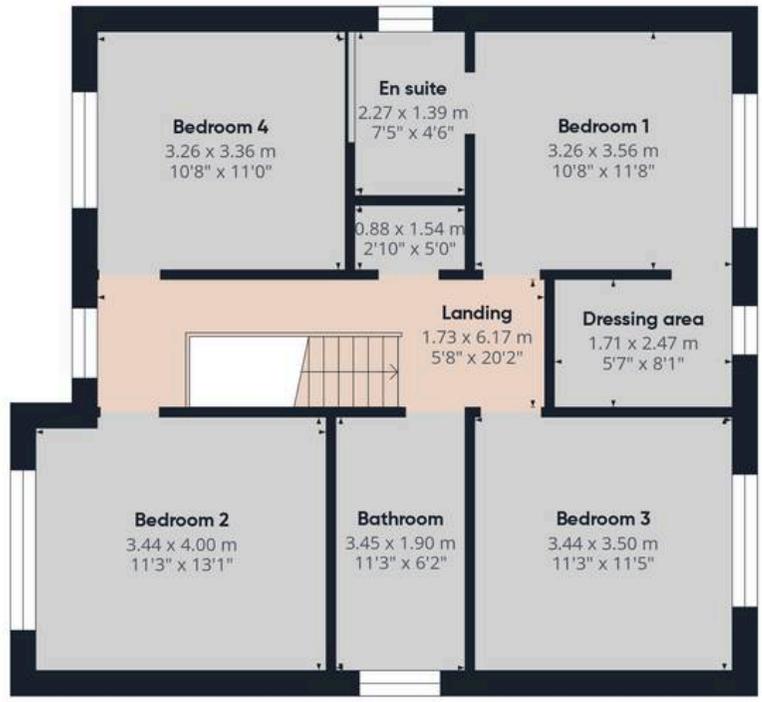
With underfloor heating throughout the ground floor powered by an air source heat pump, style and high quality finish from top to bottom, including Porcelanosa tiles in the bathrooms, this is the perfect family home. Do give us a call to arrange a viewing and make it yours. Council tax & EPC to follow, Freehold.

**Please note: Imagery is taken from the show home.**





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

<b>Approximate total area<sup>(1)</sup></b>
187.9 m <sup>2</sup>
2020 ft <sup>2</sup>
<b>Reduced headroom</b>
0.5 m <sup>2</sup>
6 ft <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.