



**Whiterock, Fox Lane Ends**  
**Westby, Preston PR4 2PJ**







**Built in 2010 This Stunning Detached House Sits Within Approximately 1.25 Acres And Is Situated In The Sought After Semi Rural Village of Wrea Green, Just A Short Drive From Lytham. Offering Grandeur And Seclusion, The Property Briefly Comprises Large Reception Hall With Galleried Landing, Great Sized Lounge, Fabulous Living Dining Kitchen, Gym, Study, Five Large Double Bedrooms With Luxurious En Suites, And A Balcony Offering Unobscured Breathtaking Views Over The Rear Garden. The Property Is Accessed Via A Sweeping Driveway Leading To A Double Garage And The Walled Rear Garden, With Sunny Aspect, Which Is Simply Glorious And Beautifully Maintained.**

#### **GROUND FLOOR**

**Reception Hall 5.96m (19'7") x 5.31m (17'5")**

Spectacular entry to this large reception hall with two double glazed picture windows to front and two double glazed windows to side allowing plenty of natural light. Feature turned walnut staircase to first floor galleried landing. Beautiful Murano chandelier and six hand blown glass wall lights. Porcelain tiled flooring with underfloor heating. Decorative coving to ceiling. Walk-in cupboard with cloaks rail. Individual bi-folding glass doors providing a division between the Reception Hall and Living Dining Kitchen. Doors leading to the following rooms:

**Lounge 7.14m (23'5") x 7.02m (23')**

Two double glazed windows to side. Inset gas fire with marble surround. Under floor heating. Decorative coving to ceiling. Two feature Swarovski crystal light fittings. Patio doors to rear garden.

**Living Dining Kitchen 13.75m (45'1") x 4.98m (16'4")**

SieMatic kitchen with a matching range of base and eye level units and large central island unit with breakfast bar. Twin bowl sink with mixer tap and Quooker hot water tap. Built-in Neff appliances including oven, steam oven, combi oven, coffee machine and warming drawer. Hob with extractor above. Integrated fridge, freezer and dishwasher. Porcelain tiled flooring with under floor heating. TV point, and two wall light points. Double glazed window to side and bi-fold doors to rear garden. Door leading to:

**Utility Room 3.48m (11'5") x 2.95m (9'8")**

Double glazed window to side. Fitted with a matching range floor to ceiling units housing two hot water cylinders. Stainless steel sink with single drainer and mixer tap. Plumbing for washing machine and space for tumble dryer. Porcelain tiled flooring with under floor heating. External door to side. Door to:

**Gym 4.05m (13'4") x 3.50m (11'6")**

Double glazed window to side and double glazed window to front. Mirrored wall. TV point.





**Cinema Room** 6.10m (20') x 3.51m (11'6")  
Double glazed window to front. Ceiling mounted projector. Four wall light points. Under floor heating.

**Study** 4.18m (13'9") x 4.04m (13'3")  
Double glazed window to front. Range of fitted walnut cupboards and drawers. Matching free standing desk. Under floor heating.

**WC**  
Double glazed window to front. Fitted with two piece suite comprising wall mounted vanity wash hand basin with mixer tap, and WC. Heated towel rail. Full height tiling to all walls. Porcelain tiled flooring with under floor heating.

#### FIRST FLOOR

**Landing**  
Galleried landing providing lovely views. Three double glazed windows to front, and two double glazed windows to side allowing plenty of natural light. Skirting level automatic lighting. Doors leading to the following rooms:

**Bedroom 1** 7.16m (23'6") x 7.13m (23'5")  
Two double glazed windows to side. Fitted bedroom suite with a range of wardrobes and fitted floating bed. Remoted controlled feature inset gas fire. TV point. Under floor heating. Double doors to balcony with lovely views of the garden. Door to:

**En-Suite Bathroom** 4.66m (15'3") x 2.33m (7'8")  
Double glazed window to rear. Fitted Laufen four piece suite comprising freestanding bath with hand shower attachment and mixer tap, wall mounted wash hand basin with mixer tap, walk-in shower with glass screen, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan. Tiled flooring with under floor heating.

**Bedroom 2** 7.15m (23'5") x 4.79m (15'9")  
Double glazed window to side. Fitted bedroom suite. TV point. Under floor heating. Double doors to balcony with lovely views of the garden. Door to:

**En-Suite Bathroom** 3.12m (10'3") x 2.21m (7'3")  
Double glazed window to rear. Fitted Laufen four piece suite comprising free standing bath with hand shower attachment and mixer tap, wall mounted vanity wash hand basin with mixer tap, walk-in shower with glass screen, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan. Tiled flooring with under floor heating.

**Walk-in Wardrobe**  
Double glazed window to side. Fitted with a range of shelving and hanging rails.

**Bedroom 3** 5.42m (17'9") x 3.96m (13')  
Double glazed window to front. Fitted bedroom suite. TV point. Under floor heating. Decorative coving to ceiling. Door to:









**En-Suite Shower Room 2.95m (9'8") x 1.47m (4'10")**

Double glazed window to side. Fitted with Laufen three piece suite comprising walk-in shower with glass screen, wall mounted wash hand basin with mixer tap, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan. Tiled flooring with under floor heating.

**Walk-in Wardrobe**

Fitted with a range of shelving and hanging rails.

**Bedroom 4 3.96m (13') x 3.80m (12'6")**

Double glazed window to front. TV point. Decorative coving to ceiling. Under floor heating. Door to:



**En-Suite Shower Room 2.70m (8'10") x 1.55m (5'1")**

Double glazed window to side. Fitted with Laufen three piece suite comprising walk-in shower with glass screen, wall mounted wash hand basin with mixer tap, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan. Tiled flooring with under floor heating.

**Walk-in Wardrobe**

Fitted with a range of shelving and hanging rails

**Bedroom 5 3.66m (12') x 3.58m (11'9")**

Double glazed window to rear. Fitted bedroom suite. TV point. Under floor heating. Decorative coving to ceiling. Double doors to balcony with lovely views of the garden. Door to:



**En-Suite Shower Room 3.58m (11'9") x 1.62m (5'4")**

Double glazed window to rear. Fitted Laufen three piece suite comprising walk-in shower with glass screen, wall mounted wash hand basin with mixer tap, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan. Tiled flooring with under floor heating. Loft hatch with drop down ladder.

**Balcony**

Large outdoor seating area with glass balustrade. Fantastic views of the gorgeous garden. Accessed via bedrooms 1,2 & 5.

**External**

**Double Garage 8.17m (26'10") x 5.09m (16'8")**

Electric up and over door. Power and light. Access to loft storage via drop down ladder. Obscure double glazed window to side. Courtesy door to side and double doors to rear.

**Front & Rear Gardens**

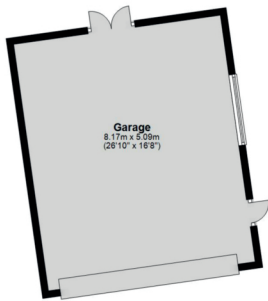
Front: Remote controlled electric gates provide access to the sweeping driveway and beautifully manicured garden with well established borders.

Rear: Gorgeous wall enclosed garden offering seclusion and privacy. Mainly laid to lawn with well established shrubs, borders and hedges. Large patio area with porcelain tiles. Sunny aspect.

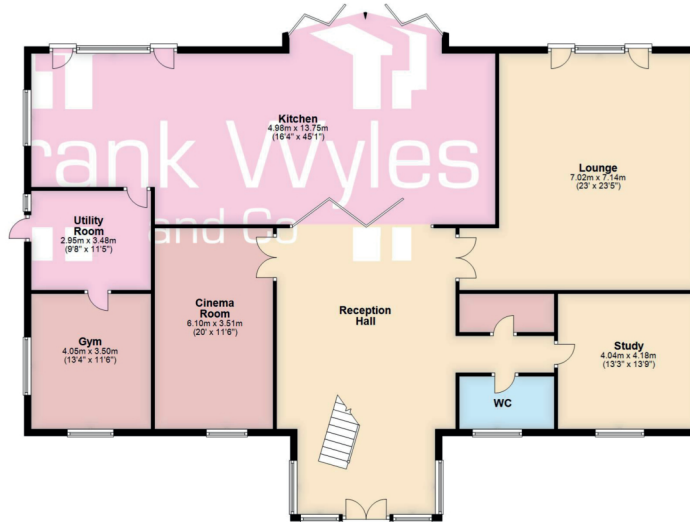








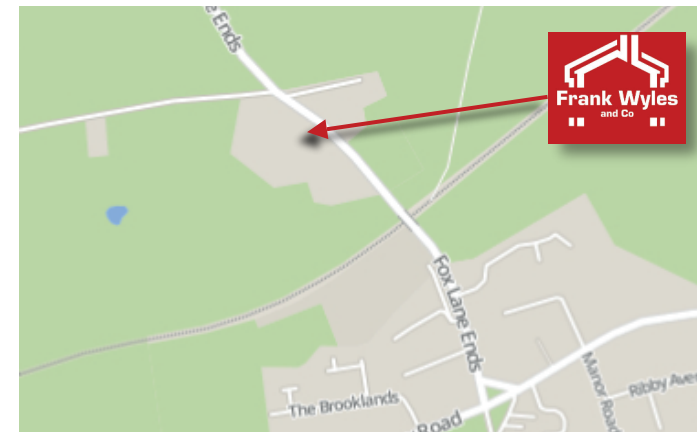
**Ground Floor**  
Approx. 276.7 sq. metres (2610.4 sq. feet)



**First Floor**  
Approx. 208.8 sq. metres (2247.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Tenure: Freehold

Council Tax: Band G

Total Floor Area: 488.5 Square Metres