



**LAWRENCE ROONEY**  
ESTATE AGENTS

101 Chain House Lane, Whitestake,  
Preston, Lancashire PR4 4LB

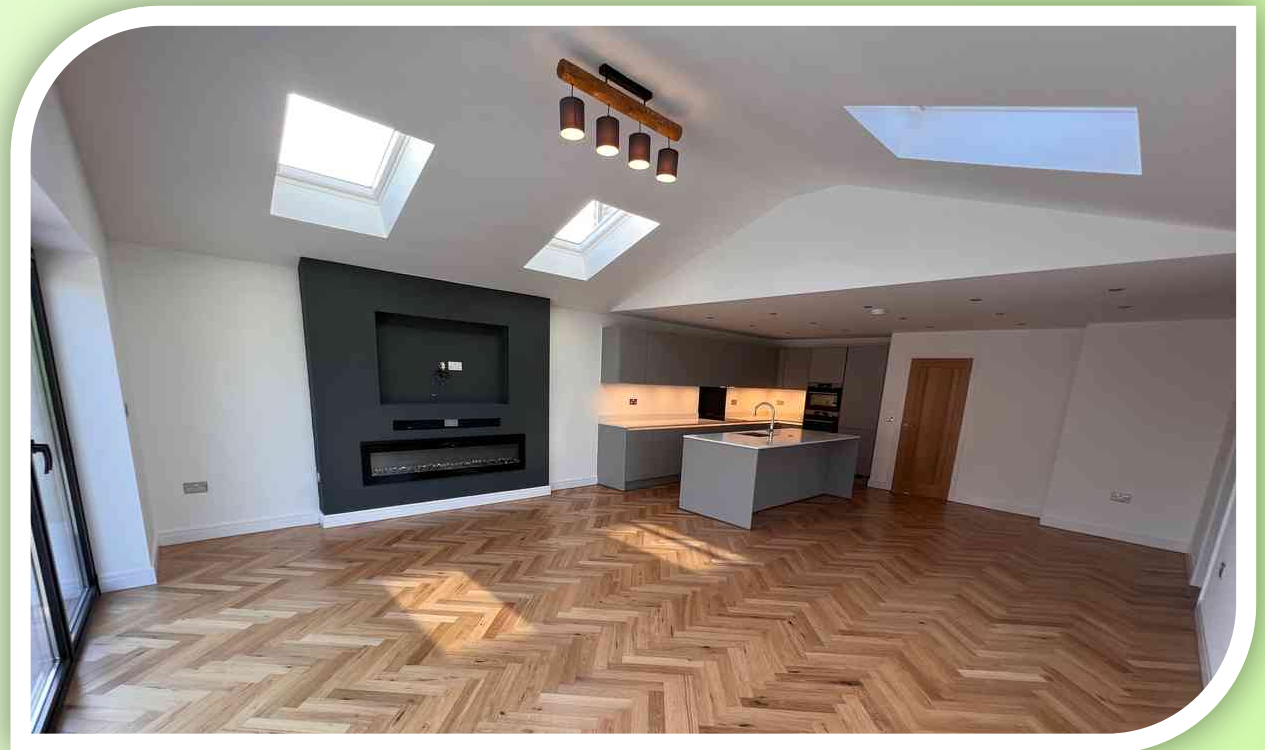
£500,000

# **101 Chain House Lane, Whitestake, Preston, PR4 4LB**

**Fabulous new build property  
offered sale with NO CHAIN  
DELAY and a WOW factor living  
kitchen.**

- Fabulous New Build Property
- Four Bedrooms
- Stylish En-Suite & Bathroom
- Stunning Open Plan Living Kitchen
- Useful Detached Outbuilding
- NO CHAIN DELAY
- South Facing & Enclosed Rear Garden

Fabulous opportunity to acquire this individual modern detached property within a generous plot boasting four bedrooms, en-suite, bathroom, useful outbuilding and a simply stunning open plan living kitchen. Conveniently positioned for access to the transport networks this striking family room comprises: entrance porch, hallway, front sitting room, playroom or study, at the rear very impressive open plan reception room incorporating a modern fitted kitchen, dining and living areas, utility room, cloakroom, main bedroom has a three piece en-suite shower room, a further three bedrooms and a beautifully tiled bathroom suite. Outside ample off road parking, a useful outbuilding would suit a wide variety of uses, generous south facing rear garden with lawn and patio. The property is warmed via a gas fired central heating system, under floor heating to the ground floor and benefits from double-glazing throughout. Offered for sale with NO CHAIN DELAY.

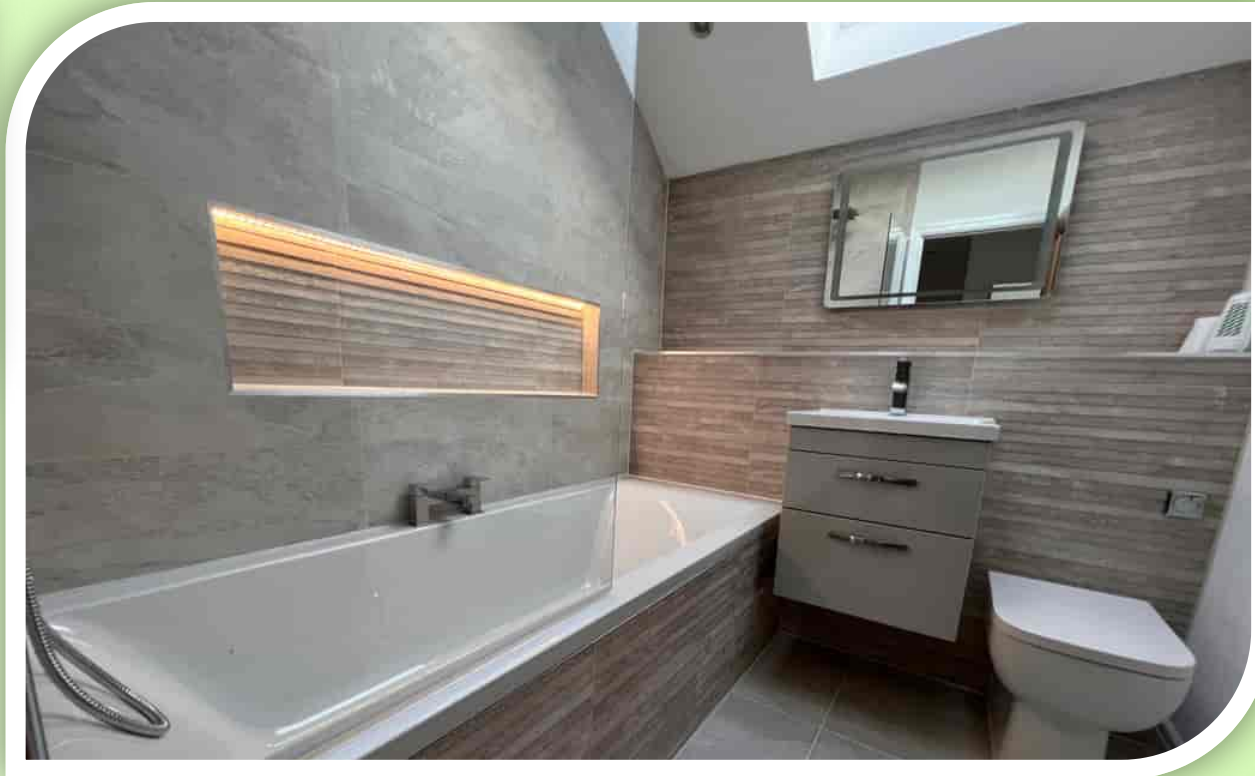




## GROUND FLOOR

Stepping into the property via the entrance porch, most of the ground floor features a beautiful solid Oak floor laid in a stunning herringbone pattern that flows seamlessly through to the impressive open plan family room. To the left a cosy sitting room has dual elevation windows provides the ideal room for relaxing in. Across the hallway a useful play room of home office. Across the rear of the property the living kitchen really does have the WOW factor, the Oak flooring leads to a set Bi-fold doors that open out onto the rear garden, the family room has Velux roof lights set into a vaulted ceiling, and a built in media wall with recessed electric fire. The kitchen is fitted with a range of matt finish handleless units, Quartz work surfaces, matching island counter and Quartz breakfast bar has an under set sink with Quooker instant boiling water tap over. Integrated dishwasher, inset hob with extractor canopy over and feature splash back, integrated fridge/freezer and built in AEG ovens. Off the kitchen is a useful utility room and cloakroom





## FIRST FLOOR

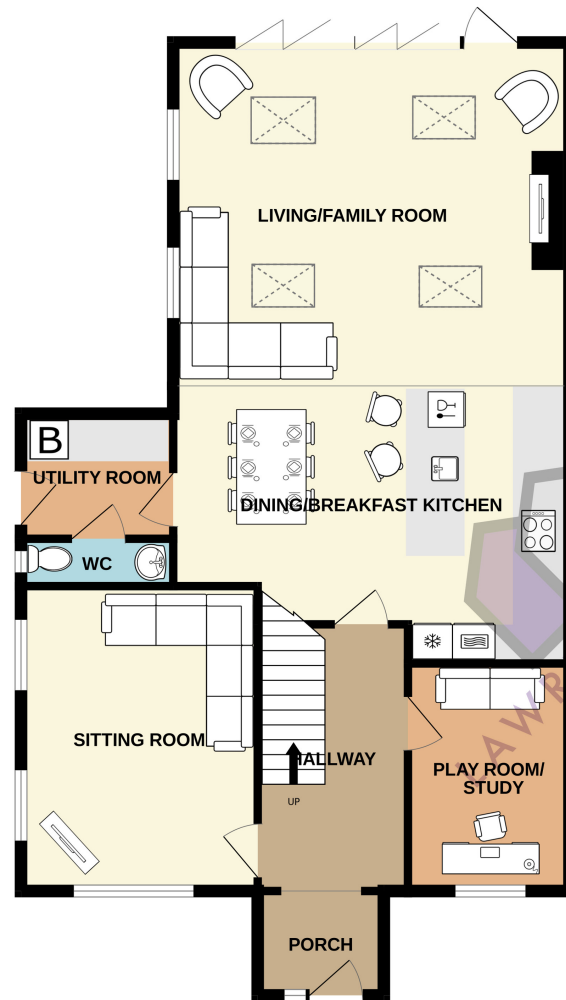
At the first floor there are four bedrooms, en-suite shower room and a three piece bathroom. The main bedroom has a front window, space for wardrobes and a gorgeous three piece en-suite shower room with attractive tiling. The second double bedroom is across the landing to the front of the property, the remaining bedroom are to the rear. The family bathroom is beautifully tiled and flooded with natural light from a Velux roof light above, a panelled bath with illuminated display niche above, vanity unit with wash hand basin and a concealed cistern W.C.



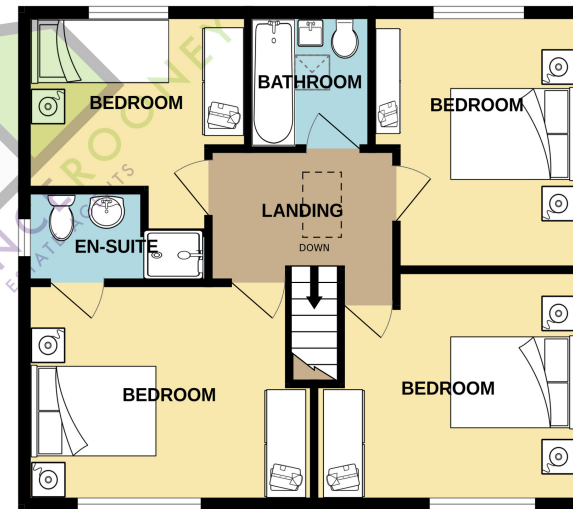
## OUTSIDE

To the front ample parking to a large driveway, paved pathways lead to the rear. The generous rear garden has the advantage of facing south with an extensive paved patio area ideal for outdoor entertaining, lawn and mature hedging to the boundaries. A useful outbuilding would suit a wide range of uses, internally split into two spaces, the front has a front and side door, power and light points, the rear space has side window and external rear door. (Option for further conversion within reason, correct permissions and subject to offer)

GROUND FLOOR



1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			92
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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