



NOOKWOOD VIEW NOOKWOOD COURT

KIRKHAM, PRESTON, PR4 2RD

Offers In The Region Of
FREEHOLD

- Exceptional Detached Family Residence • Separate Detached Annexe Building • Private Gated Development • Bespoke Design & Constructed in 2023 • Large Well Positioned Plot • 6 Bedrooms with 3 En-Suite • Over 3150sqft of Space • Close to all Major Transport Links & BAE Systems • Low Maintenance Landscaped Gardens • Early Viewing Comes Highly

Recommended

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Nookwood View Nookwood Court

Welcome to Nookwood View, this exceptional detached residence is located on a private and exclusive development of four bespoke individually designed executive homes. Secure gated entrance leads to this individual imposing detached home with separate detached annexe. The property is ideally located, just a short drive from the picturesque village of Wrea Green and is within easy reach of all major transport links. Finished to a high specification, the property briefly comprises: spectacular open plan bespoke handcrafted kitchen diner with lounge, bar and family area, separate large lounge/cinema room, ground floor W.C and utility room. The first floor boasts a feature landing, main master bedroom with stunning en-suite, second bedroom with modern en-suite, two further bedrooms and a spectacular family bathroom. The property is positioned on a large private plot, boasts plenty of off road parking and landscaped low maintenance enclosed gardens with private views.

If you are looking for privacy, security and an extremely high-end property, this is only a handful of gated private developments in Lancashire.



Composite front door opens on to a central hallway. To the right is a large formal lounge/cinema room, feature spotlights set into surrounding pelmet, velvet media wall with light surrounding, large picture window to front elevation with reflective glazing. There is a ground floor toilet, wash basin with vanity unit, W/C. Formal utility room, with fitted storage. To the left of the entrance hall is a simply spectacular room which has a living area, dining area and a superb bespoke handcrafted fitted kitchen (approximately 60ft in length) which has a stunning island centre piece, striking large polished porcelain tiles throughout. The focal point in the lounge/family area is a modern fire place with media wall above. There is a spectacular feature window which starts in this room, with the top of the Apex being above the landing area. The kitchen is extremely high quality. Feature wood effect wall and base units along with contrasting quartz worktops, integral eye level double oven, fabulous large central island with base units and breakfast bar, central electric induction hob. The kitchen diner area has three sets of Bi-Fold doors, which overlook and open onto the rear garden; this makes the room ideal for the family and entertaining.

Feature stairs lead to the magnificent landing. The landing is a real feature of the property, eye catching elements include – large vaulted window to front elevation which includes reflective film, re-enforced glass area to the floor. There is a picture window to the rear elevation which over looks Kirkham Grammar School Rugby pitches.

To the first floor there are four bedrooms, two of which have stunning modern en-suite shower rooms. The en suite shower room access via the master bedroom includes a luxury three piece suite, which comprises – large walk in shower, wash hand basin with vanity unit,

W.C, fully tiled walls and flooring in a feature marble style, gold fixture and fittings. The second en-suite shower room has a three piece suite, which comprises of – walk in shower, wash hand basin on vanity unit, and low flush W.C, complimented with marble effect tiled flooring and part tiled elevations. The family bathroom is simply stunning, featuring a four piece suite comprising of a Copper roll top bath, step in shower, wash hand basin set on vanity unit and low flush W.C, with spectacular feature mirror tiled walls with contrasting floor tiles.

Externally the property has a very large driveway, providing parking for numerous vehicles. There is a lawned area to side and rear, open and private views are provided.

This truly is one of the best houses we have had the pleasure of marketing, the size, specification and location are all outstanding. Call Marie Holmes Estate Agents today to arrange your viewing.

Principle Dwelling

Entrance Hallway

Lounge / Cinema Room

20'10" x 19'5"

Kitchen Diner – Open Plan

35'3" x 15'4"

Bar & Family Room

24'6" x 23'10"

Ground Floor W.C

6'7" x 2'9"

Utility Room

7'4" x 5'5"

Master Bedroom

20'8" x 19'5"

Master En-Suite

9'9" x 7'3"

Bedroom Two

11' x 9'10"

Bedroom Two En-Suite

9'2" x 3'11"

Bedroom Three

15'3" x 14'10"

Bedroom Four

11' x 9'10"

Family Bathroom

10'11" x 6'4"

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

Nookwood View Nookwood



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ADDITIONAL INFORMATION

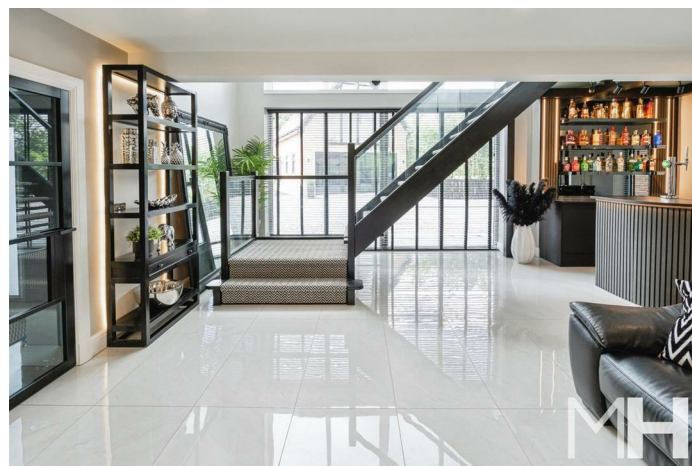
Local Authority – Fylde Council

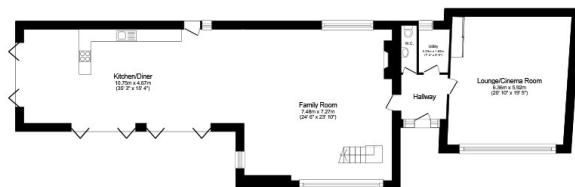
Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – B





Ground Floor

Floor area 150.2 sq.m. (1,614 sq.ft.)



First Floor

Floor area 145.0 sq.m. (1,560 sq.ft.)

Total floor area: 295.2 sq.m. (3,177 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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