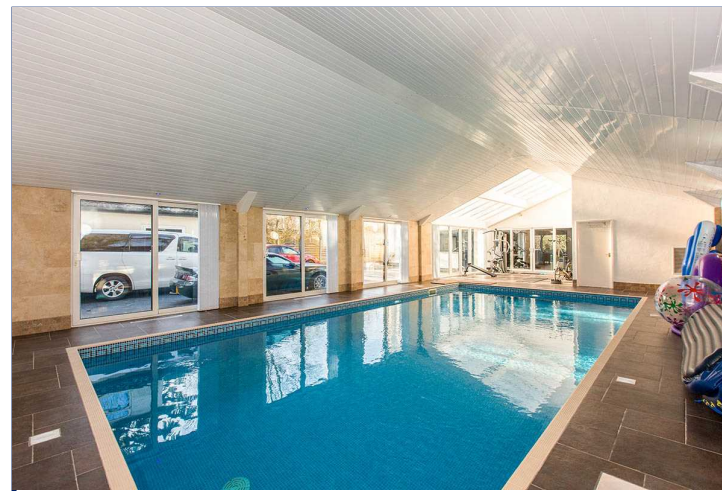
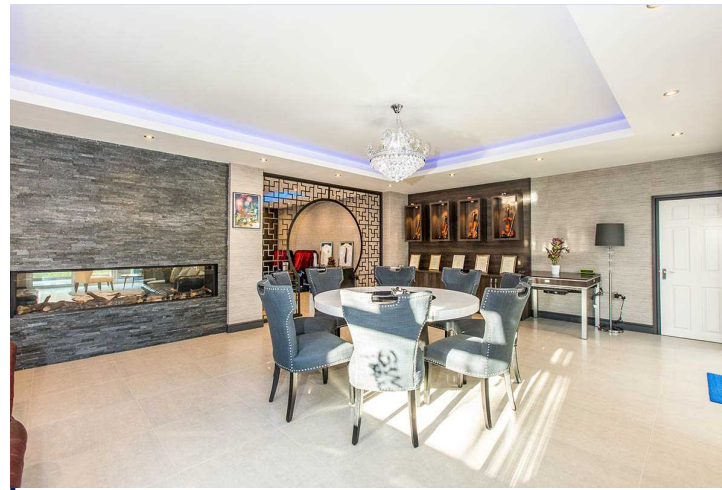




Elmswood, Fulwood Row,
Fulwood, Preston, Lancashire

Offers Over: £1,300,000
Freehold

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Elmswood, 56 Fulwood Row, Fulwood, Preston, Lancashire
Offers Over: £1,300,000

THIS PROPERTY IS OUT OF THIS WORLD!

Immaculacy presented family home with extensive living accommodation to suit all families. The property offers modern living

through-out with additional 'mod cons'. As you arrive at the property you will be greeted by an electric gate which benefits from an intercom

system, the gates lead to a large driveway which allows parking for several cars. The

front garden is a fantastic size and is mainly laid to lawn, with steps up to the main

entrance and a...

Ground Floor

Grand Entrance Hall

Stunning stair case leading up to the first floor. Tiled flooring with under floor heating. Ceiling

light point. Built in cupboards providing additional storage space.

Lounge

20'5" x 25'1" (6.22m x 7.65m)
Large light, bright and airy lounge with bi-

folding door leading out to the front terrace. Beautiful feature inserted gas fire. Built in

shelves providing excellent storage. Tiled floor with under floor heating. Spotlights. Double

Dining Room

23'1" x 14'4" (7.04m x 4.37m)
Great sized dining room which is perfect for

formal Dinners. Double doors leading to the Swimming Pool Room. Door to the Kitchen.

Spotlights and under floor heating.

Kitchen

19'3" x 17'8" (5.87m x 5.38m)
WOW. This kitchen has it all. There is a great

range of modern wall and base units with complimentary work surfaces incorporating

gas hob with a 'rocket' burner and an extractor hood over. Integrated fridge, freezer, plate

warmer. Feature up-stands and splash back. Island with seating and storage cupboards.

Stunning kitchen for entertaining. Spot lights. Under floor heating. Double glazed window to the rear aspect.

Inner Hall

Double glazed window to the rear aspect. Spotlights and under floor heating.

Utility Room

11'9" x 5'9" (3.58m x 1.75m)
Space for a washing machine and dryer.

Single bowl sink and drainer. Spotlights. Tiled floor with under floor heating. Double glazed

Boiler Room

Houses the boiler. Tiled floor with under floor heating. Spotlights. Double glazed window.

Downstairs WC

Two piece suite comprising of pedestal wash hand basin and low level WC. Ceiling light

point and extractor fan. Tiled flooring with under floor heating.

Swimming Pool Room

Ideal space for a home gym with its own heated swimming pool. The swimming pool is

approximately 2m x 5m. Tiled floor. Ceiling light point. Door leading to the sauna room.

Downstairs Bathroom

Three piece suite comprising of shower cubicle, wash hand basin and low level WC. Spotlights. Double glazed window. Tiled walls

and tiled floor with under floor heating.

Sauna Room

In the Sauna room there is a Sauna and a Hot Tub. Ideal for entertaining guests. Spotlights.

Bi-folding doors leading out to the rear garden.

First Floor

Landing

Stunning glass stair case leading to the first floor and second floor. Large window to the

front aspect allowing natural light. Spotlights. Under floor heating.

Bedroom Two

12'4" x 17 (3.76m x 17)
Two double glazed windows. Electric velux

window providing lots of natural light. Modern fitted wardrobes benefits from excellent

storage space. Spotlights and under floor heating. Door leading to the en-suite.

Ensuite

Three piece modern white suite comprising of bath with an electric shower, vanity wash hand

basin and low level 'smart' toilet. The 'smart' toilet comes with a remote control. Spot lights.

Part tiled walls and tiled flooring with under floor heating. Towel radiator. Double glazed

Bedroom Three

10'2" x 16'5" (3.1m x 5m)
Good range of fitted wardrobes with sliding

For full EPC please contact the branch.



Bedroom Five

7'6" x 13'1" (2.29m x 4m)
This room could also be used as an

Balcony

Good size balcony over looking the front garden. Nice views of mature woods. The

balcony has a re-enforced glass border. Perfect for sitting out and enjoying a glass of wine.

Bedroom Four

10'2" x 13'1" (3.1m x 4m)
Patio doors leading out to the balcony. Feature

form walls making the room sound proof. Under floor heating. Spotlights.

Balcony

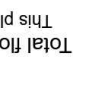
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First Floor



Second Floor



Garage



Total floor area 537.0 sq. m. (5,780 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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