

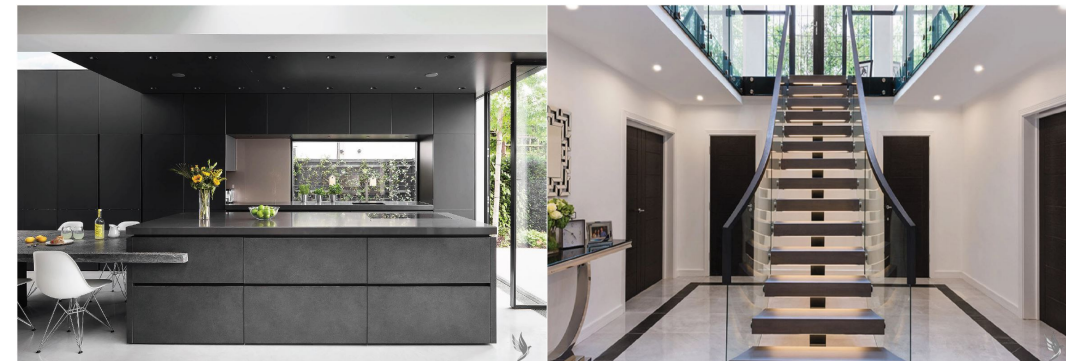


## Providence Gate Private Residences – Plot 1&2

Fulwood Row, Broughton, PR2 5RU



PRICE £1,040,000 STAMP DUTY PAID\*



Welcome to Providence Gate Private Residences, a bespoke and exclusive gated community of only six individual properties located within the delightful Hills and Hollows Nature Reserve. With relentless attention to detail and providing the highest standard of accommodation in striking contemporary designs, these properties benefit from high levels of natural light from the elegant glass exterior ensuring they really are the perfect place to call home. Designed over four storeys with open family spaces and most bedrooms having en-suite, the versatility of accommodation is supplemented by the location with easy access to primary transport routes, local amenities and excellent schools. Each property has the stamp duty paid\* and up to £30,000 of extras to make it just that bit more tailored to your individual taste.

3,500 square feet of accommodation comprising briefly of five double bedrooms, three with en-suite and with the master also having dressing room and terrace, jack and jill bathroom, open plan kitchen and family room, reception room, study, games room/gym, cloakroom and garage. Each dwelling uses the very latest smart home technology to include: full access CCTV, remote lighting, curtains and atmospheric temperature control. Providence Gate Community will include high level security with 24 hour concierge, maid cleaning, baby sitting services and call out Chefs on demand.

\*Maximum contribution of £30,000 to stamp duty.



- Five double bedrooms
- 3500sq ft of living accommodation
- Integral garage
- Open plan living

- Private terrace
- Four bathrooms
- Separate living space
- Stamp Duty paid





Lounge  
(3.7m x 5.58m)

Open Plan Living/Dining/Kitchen  
(6.64m x 7.88m)

Study  
(3.2m x 2.56m)

Garage  
(6.2m x 3.77m)

Master Bedroom  
(4.49m x 3.96m)

Dressing Room  
(2.17m x 2.48m)

En-suite to Master Bedroom  
(2.17m x 2.65m)

Bedroom Two  
(3.79m x 3.57m)

En-suite to Bedroom Two  
(3.79m x 1.12m)

Bedroom Three  
(3.7m x 4.31m)

Bedroom Four  
(3.7m x 3.26m)

Bathroom  
(2.44m x 1.8m)

Bedroom Five  
(4.05m x 4.3m)

En-suite to Bedroom Five  
(2.81m x 1.21m)

Games Room  
(6.64m x 7.64m)



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