



Providence Gate Private Residences – Plot 3,4&5

Fulwood Row, Broughton, PR2 5RU



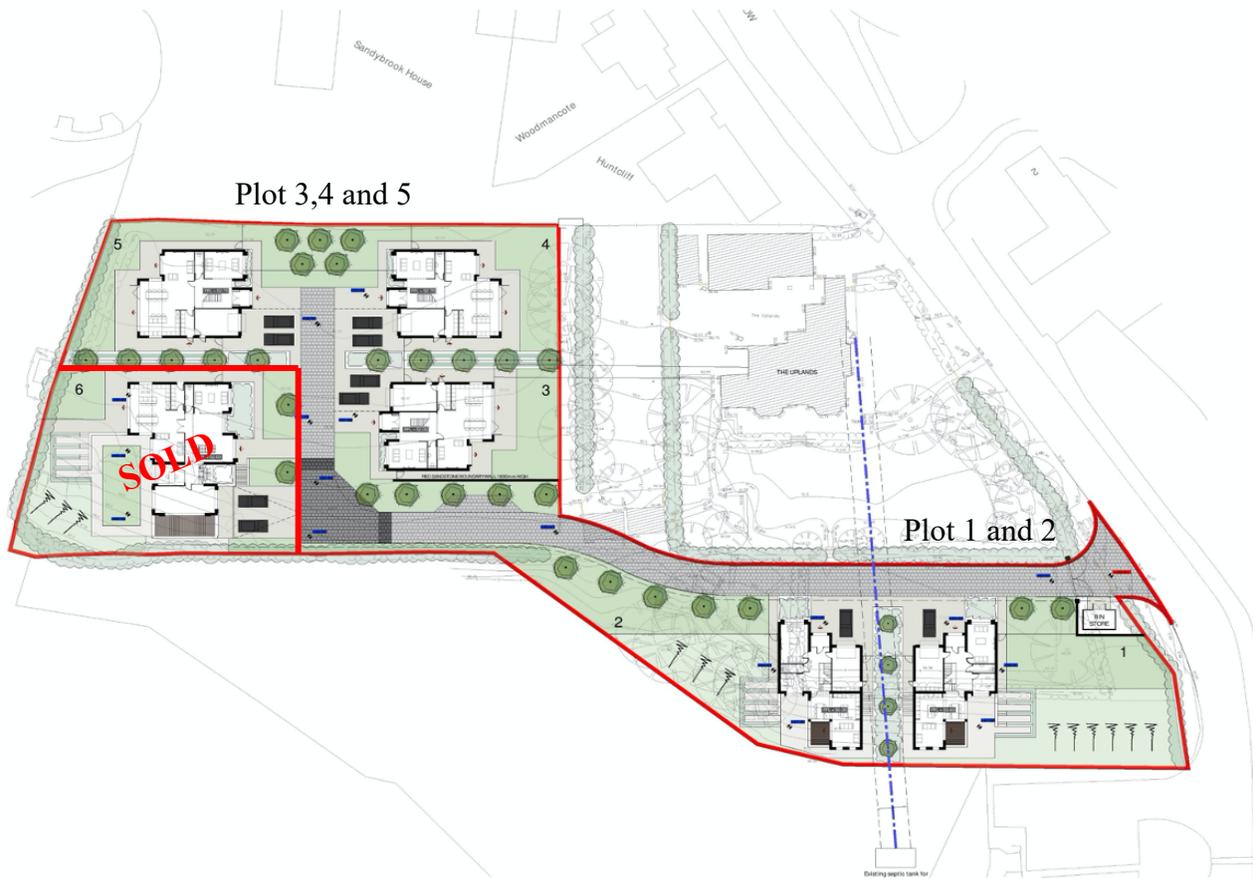
PRICE £1,095,000 STAMP DUTY PAID*



Welcome to Providence Gate, 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 three 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.

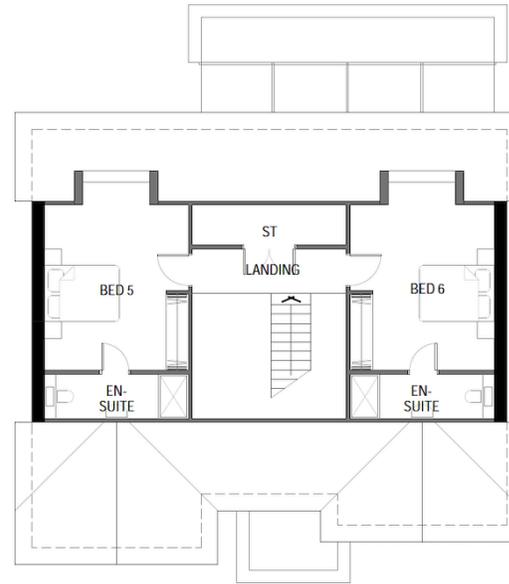
3,700 square feet of accommodation comprising briefly of six double bedrooms, three with en-suite and with the master also having dressing room, jack and jill bathroom, family bathroom, magnificent entrance hallway, open plan kitchen and family room, reception room, separate utility room, cloakroom and 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.



- Six double bedrooms
- 3700sq ft of living accommodation
- Integral garage
- Open plan living

- Abundance of natural light
- Bi-fold glass doors
- Five bathrooms
- Stamp Duty paid



Lounge
(3.7m x 5.12m)

Open Plan Living/Dining/Kitchen
(7.52m x 11.81m)

Utility
(3.55m x 1.85m)

Garage
(3.7m x 5.86m)

Master Bedroom
(3.7m x 3.77m)

Dressing Room
(1.7m x 2.94m)

En-suite to Master Bedroom
(1.82m x 2.94m)

Bedroom Two
(4.76m x 3.7m)

Bedroom Three
(3.64m x 4.43m)

Bathroom
(1.8m x 2.54m)

Bedroom Four
(3.93m x 3.7m)

Family Room
(3.58m x 2m)

Bedroom Five
(4.95m x 4.5m)

Bedroom Six
(3.7m x 4.4m)

En-suite to Bedroom Five/Six
(3.7m x 1.25m)



265 The Green, Ecclestone, PR7 5TF

www.fineandcountry.com

01257 221053

southlancs@fineandcountry.com

These particulars, whilst believed to be accurate, are set out as a general guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.