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56 Park Lane, Great Harwood, BB6 7RF

Architect designed contemporary detached house

£525,000



- Lounge with picture window
- Open plan living kitchen
- Underfloor heating
- 5 bedrooms, en-suite
- Private plot, electric gates
- 218 m² (2,340 sq ft)

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56 PARK LANE GREAT HARWOOD

A stunning contemporary modern detached house which was completed in January 2016 by architect Karl Zaldats and a local housebuilder with 30 years' experience in housebuilding and was a finalist in the LABC North West Building Excellence awards. This stunning three storey family house has an open plan layout with clean lines and light flooding in from floor to ceiling picture windows to the front and rear. On the ground floor is a spacious entrance hall with return staircase with glass balustrade and double doors lead to the lounge with south facing wall of glass. To the rear of the house is a large open plan dining kitchen and sun lounge with central glass roof lantern. The first floor comprises three bedrooms with a luxury en-suite to the master and a house bathroom. The second floor has a landing with feature glass and aluminium frame atrium, two large double bedrooms and 3-piece shower room.

The house has been finished with up-to-date modern benefits including gas fired underfloor heating with high gloss tiled floors downstairs and electric underfloor heating in all the bathrooms, modern oak veneered internal doors, Duravit bathroom suites with Hansgrohe showers, efficient PVC double glazing and insulation, fitted wardrobes with flush fronted doors in four bedrooms and wiring for speaker systems throughout the ground floor and in the master bedroom suite.

Externally the entrance is through imposing stone gate posts with an automated wrought iron gate leading to the large gravelled parking area. To the rear is a good-sized private garden, well screened with mature trees and shrubs. There is a decked patio, summer-house/store and large lawn. Viewing is highly recommended for buyers who are looking for a home which is contemporary and individual.

LOCATION: Entering Great Harwood from the Whalley direction turn right opposite the Golf Club into Harwood New Road. Continue straight on up the hill, straight on at the mini roundabout and after approximately 500 yards the road turns into Park Lane. Number 56 is located half-way up on the right.



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ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

OPEN PORCH: with recessed spotlighting, contemporary oak veneered front door with full height brushed steel handle leading to entrance hall.

SPACIOUS ENTRANCE HALL: with recessed spotlighting, split level hallway with high gloss tiled floor, underfloor heating, cloaks storage cupboard, understairs storage cupboard. Feature return staircase off to the first floor with oak hand rail and glass balustrade.

CLOAKROOM: With 2-piece Duravit white suite comprising low suite w.c. with push button flush and wall-hung washbasin with chrome mixer tap and tiled splashback, recessed spotlighting, extractor fan, gloss tiled floor with underfloor heating.

LOUNGE: 5.5m x 5.3m (18' x 17'4"); with oak veneered double doors leading from the hallway, full height picture windows to the front elevation and one window to each side elevation creating a light and airy contemporary room, wall-mounted television socket, wired for surround sound, high gloss tiled floor with underfloor heating, recessed spotlighting.

OPEN PLAN LIVING DINING KITCHEN WITH SUN LOUNGE: 7.7m max x 5.5m narrowing to 3.7m (24'6" max x 18' narrowing to 12'); double doors from the hallway.

Kitchen area: contemporary high gloss kitchen with a mixture of white and grey coloured cabinets with soft close doors and white quartz worktop and splashback, under unit lighting, one and a half bowl Franke built-under stainless steel sink unit with draining board carved into the worktop, integrated brushed steel electric fan oven with integrated microwave above, integrated fridge freezer and dishwasher, central island unit with pan drawers, quartz working surface and breakfast bar, 4-ring ceramic hob with ceiling mounted stainless steel and glass extractor canopy over, wine chiller, high gloss tiled floor.



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Dining area: with space for dining table and chairs, full height picture window overlooking the rear garden.
Sun lounge area: with full width glazed sliding patio doors, central glazed roof lantern, recessed spotlighting, wall-mounted television point, high gloss tiled floor, outlooks across the rear garden.

UTILITY ROOM: 1.8m x 1.8m (5'11" x 5'10"); white gloss range of wall and base units with dark laminate working surfaces, stainless steel single drainer sink unit with mixer tap, Worcester combination central heating boiler concealed inside wall cupboard, plumbing for washing machine, space for tumble drier, recessed spotlighting and high gloss tiled floor.

FIRST FLOOR:

SPACIOUS LANDING: with large window to side elevation, feature oak rail and glass balustrade, staircase off to the second floor, airing cupboard with shelving for linen.

BEDROOM ONE: 5.5m x 5.2m narrowing to 3.2m (18' x 17'1" narrowing to 10'6"); with large picture window to the rear elevation providing private outlooks across the rear garden, wall-mounted television point, large built-in wardrobe with contemporary flush fronted doors.

EN-SUITE SHOWER ROOM: with 4-piece white Duravit suite comprising low suite w.c. with push button flush, wall-hung washbasin with chrome mixer tap and tiled splashback, vanity mirror with feature lighting above, panelled bath with chrome mixer tap and large walk-in shower with fitted Hansgrohe thermostatic shower with fixed head and separate hand held shower head. Chrome heated ladder style towel rail, tiled floor with electric underfloor heating, recessed spotlighting, Velux window, extractor fan, integrated speaker system.

BEDROOM TWO: 4.6m + wardrobes x 3.4m (15' + wardrobes x 11'); with large picture window to front elevation, double wardrobe, wall-mounted television point, recessed spotlighting.

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BEDROOM THREE: 5.3m x 2.0m (17'4" x 6'6"); with BT telephone point and large picture window.

HOUSE BATHROOM: with 4-piece white Duravit suite comprising low suite w.c. with push button flush, wall-hung washbasin with chrome mixer tap, panelled bath with central chrome mixer tap and fitted corner shower enclosure with Hansgrohe thermostatic shower, part-tiled walls, mirror-fronted bathroom cabinet, tiled floor with electric underfloor heating, chrome heated ladder style towel rail, recessed spotlighting, extractor fan and Velux window.

SECOND FLOOR:

FEATURE LANDING: with contemporary glazed glass atrium with dark grey aluminium frame, feature oak hand rail and glass balustrade.



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BEDROOM FOUR: 5.2m x 4.7m (17'2" x 15'4") 15'4" is floor space measurement, limited head room in parts; large PVC picture window to front elevation, walk-in wardrobe with electric light, hanging and shelving, wall-mounted television point, recessed spotlighting, Velux window, eaves storage cupboards.

BEDROOM FIVE: 5.2m x 3.9m (17' x 12'11"); with Velux window, large walk-in wardrobe with shelving, hanging and electric light, wall-mounted television point, eaves storage cupboards.

SHOWER ROOM: with 3-piece Duravit suite comprising low suite w.c. with concealed cistern and wall-mounted push button flush, wall-hung washbasin with chrome mixer tap and tiled splashback and fitted shower enclosure with glass door and Hansgrohe thermostatic shower. Tiled floor with electric underfloor heating, chrome heated ladder style towel rail, Velux window and extractor fan.

OUTSIDE: The property is approached by large stone gate posts with automated wrought iron gates leading to a large gravelled driveway and parking area, well-stocked planting borders with mature plants and shrubs. Access along each side of the house leading to a good-sized enclosed rear garden with decked patio area accessed from the sun lounge room, surrounding rockery and gravelled borders, decked pathway leading to a timber summer-house or storage shed with electric light and power. Second paved patio area leading to large lawn with planting borders with mature plants and shrubs. Boundary fencing. Various outside garden and security lighting triggered with sensors to the front, side and rear of the house.

SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating with gas fired underfloor heating to the ground floor and radiators to the first and second floors. Electric underfloor heating in the bathrooms. PVC double glazing with oak front door, double glazed Velux windows and double glazed atrium on the second floor with aluminium frame.

TENURE: We are informed by the owner that the property is freehold. COUNCIL TAX BAND G.

Remainder of 6 year Architect's Insurance Certificate. EPC: The energy efficiency rating for this property is B.

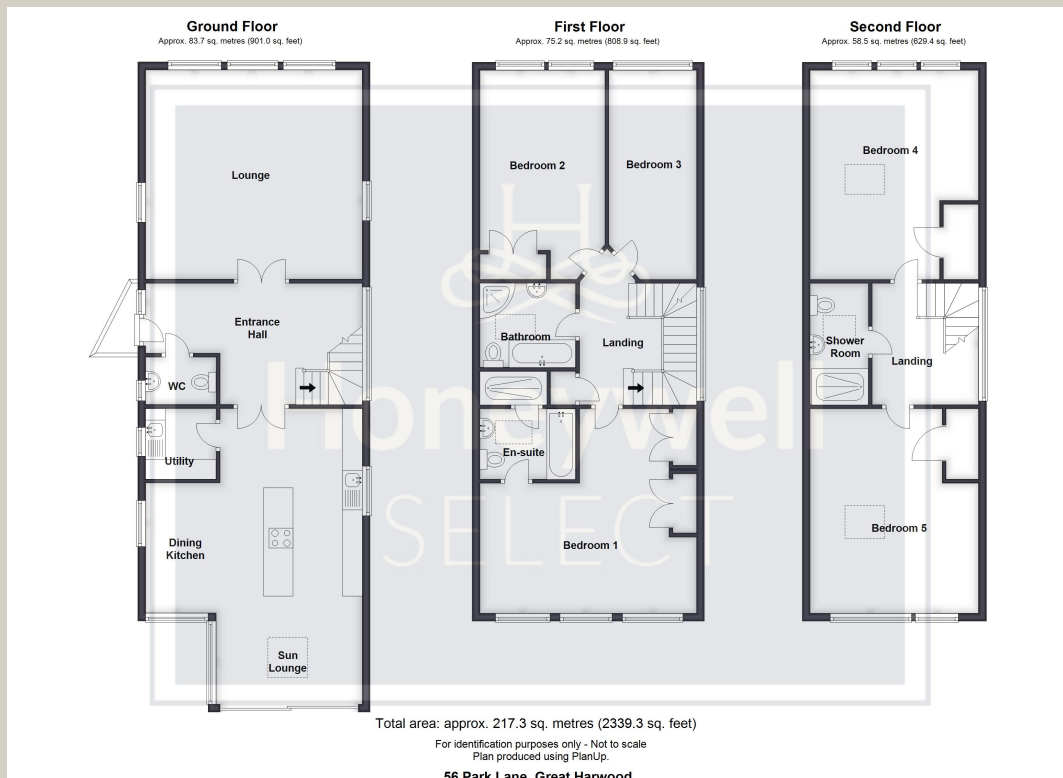
VIEWING: By appointment with our office.



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