



Offers in excess of £400,000

A striking newly built four-bedroom detached family home, this property offers contemporary living with stylish finishes, generous proportions, and a practical layout ideal for modern lifestyles. Situated in a select development of unique homes, it benefits from a large driveway, integral garage with electric roller door, power and lighting, and convenient rear garden access. The ground floor features a welcoming entrance hall with cloakroom, a superb open-plan kitchen/living/dining area with sleek fitted units, integrated appliances, and plenty of space for both dining and lounging, plus doors opening onto the rear garden. A separate utility room adds further practicality. Upstairs, the bright landing leads to four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A stylish family bathroom, fitted with contemporary tiling and modern fixtures, serves the remaining bedrooms. Outside, the low-maintenance rear garden is laid to patio and stone with raised beds and a useful outbuilding, ideal as a workshop, gym, or home office. To the front, a large tarmac driveway offers parking for several vehicles. This is an outstanding opportunity to purchase a high-quality, energy-efficient new build in a well-connected area, offered to the market with no onward chain

Lilford Gardens, West Park, PL5 2DP

Accommodation Comprises

Ground Floor

Entrance Hall – Spacious hall with stairs to first floor, access to cloakroom, modern flooring.

Open Plan Kitchen/Living Area (6.59m x 4.48m / 21`7` x 14`8`) – Bright and expansive family hub with contemporary fitted kitchen units, integrated double oven, hob with extractor, dishwasher, and fridge/freezer. Ample living/dining space with sliding doors to garden.

Utility Room (2.62m x 2.64m / 8`7` x 8`8`) – Fitted storage, sink unit, WC, plumbing for appliances, side door to garden.

Garage (5.13m x 3.11m / 16`10` x 10`2`) – Electric roller door, rear access, power and lighting.

First Floor

Landing – Spacious, with access to loft.

Bedroom 1 (3.46m x 3.89m / 11`4` x 12`9`) – Principal double bedroom with fitted carpets and en-suite.

En-Suite – Modern shower, WC, wash basin, heated towel rail.

Bedroom 2 (2.00m x 3.94m / 6`7` x 12`11`) – Generous double bedroom.

Bedroom 3 (2.00m x 2.48m / 6`7` x 8`2`) – Ideal single, nursery, or office.

Bedroom 4 (3.46m x 2.53m / 11`4` x 8`4`) – Another well-sized double.

Family Bathroom (1.94m x 2.82m / 6`4` x 9`3`) – Stylish suite with bath and shower over, WC, vanity basin, tiled splashbacks.

Outside

Front – Driveway parking for multiple vehicles.

Rear Garden – Landscaped with patio and stone areas, raised beds, enclosed fencing, and side access.

Outbuilding – Large storage shed/workshop with lighting and power, multiple storage compartments, and sliding door access.

Other Information

The property council tax band is currently estimated at D. There is an annual maintenance charge of £300

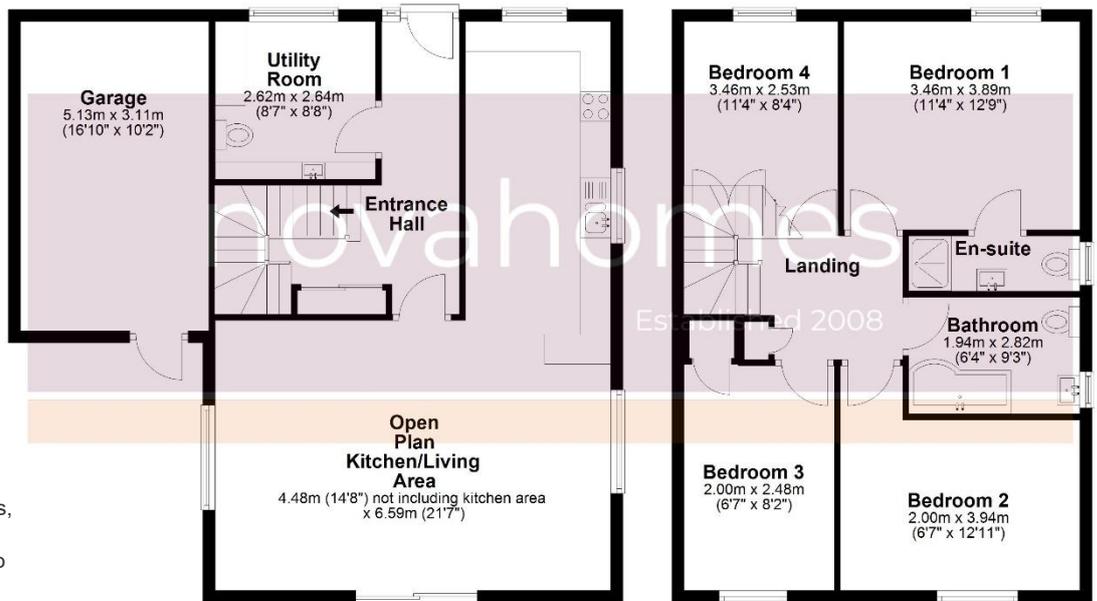






Ground Floor

First Floor



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.

