



Holland Lodge, Crawford Road, WN8 9QP

£850,000



**STAPLETON
DERBY**

Welcome to Holland Lodge, Crawford Village, - a stunning detached house that offers luxury living at its finest. This impressive property boasts 3 reception rooms, 5 bedrooms, and 3 bathrooms, providing ample space for all your needs.

As you step inside, you'll be greeted by a beautifully designed interior that exudes elegance and style. The three reception rooms offer versatility, whether you fancy a cosy evening by the fireplace or hosting a sophisticated dinner party.

The five bedrooms provide a peaceful retreat, each offering comfort and tranquillity. With three bathrooms, mornings will be a breeze for the whole family.

This new build property is thoughtfully designed with attention to detail. The external landscaping features footpaths adorned with porcelain tiles, lush green gardens at the rear and right-hand side, and a neatly laid turf at the front. The patio at the rear complements the kitchen/dining room floor, perfect for al fresco dining.

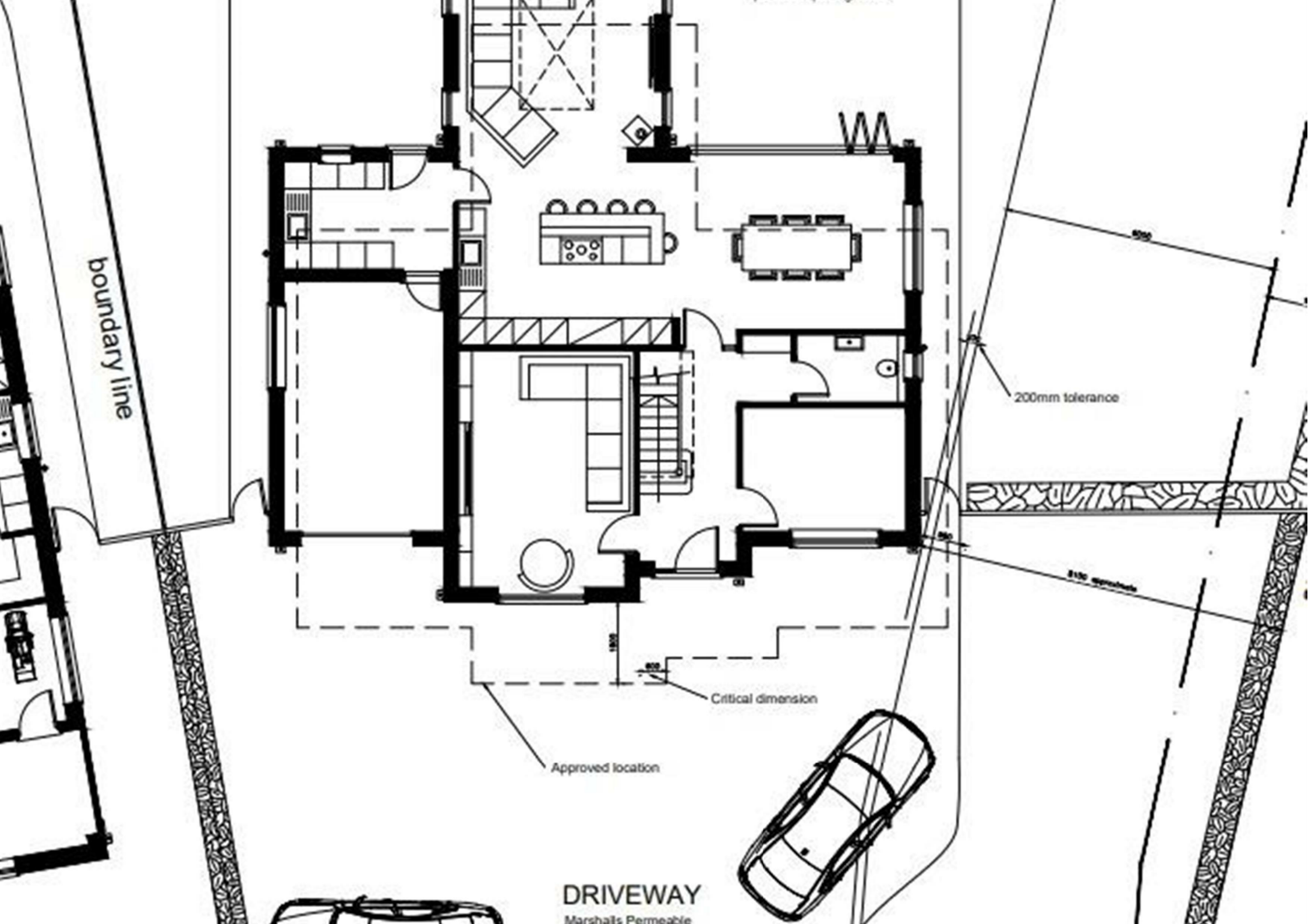
The exterior of the house is equally impressive, with walls finished in silicone coloured waterproof render in Marble White, and a roof adorned with Condron Senior concrete tiles in Black. The aluminium framed bifold doors at the rear add a touch of modernity, while the UPVC windows and doors provide both style and functionality.

For your convenience, there is a garden store with an electronically operated UPVC door in Black. The fascias and soffits in UPVC Black add a sleek finish to the property.

Don't miss the opportunity to make this house your home. With its impeccable design, luxurious features, and prime location, this property on Crawford Road is a true gem waiting to be discovered. If interested at this early stage of the build, input can be given to suit your needs.



FRONT ELEVATION



boundary line

200mm tolerance

2150 approach

Critical dimension

Approved location

DRIVEWAY

Marshalls Permeable

Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.