



**Highcross Hill, Poulton-Le-Fylde**

Offers Over **£500,000**

# Highcross Hill

## Poulton-Le-Fylde

Nestled in an idyllic location, and conveniently situated c. 1 mile away from Blackpool Victoria Hospital, this impressive 5 bedroom detached house offers the perfect family home. Boasting generous living space, the property comprises of 2 reception rooms, providing ample room for entertaining guests or simply unwinding after a long day. The heart of the home is the extended living room to the rear of the property, with modern features and a peaceful view overlooking the garden. The fitted kitchen with integrated appliances leads off from the living room with a breakfast bar, perfect for all your culinary needs. With 4 bathrooms, including en-suites, convenience and comfort are at the forefront of this residence. Additionally, an office offers a dedicated space for those who work from home, ensuring productivity in a quiet environment.

Step outside and be greeted by the tranquil surroundings of this magnificent property. A beautifully landscaped garden, delicately maintained, wraps around the front and side, offering a picture-perfect setting to relax and soak in the serenity of the surroundings. At the rear, a private enclosed garden awaits, complete with flagstones and a lush green lawn, perfect for hosting gatherings or savouring moments of peace. A greenhouse, brick shed, and a peaceful pond add elements of charm and practicality to this outdoor haven. With the added convenience of side gate access, this property is truly the epitome of luxury living. Finally, a double garage and off-road parking for up to 2 cars make coming and going a breeze in this stylish and inviting home.

Council Tax band: G

Tenure: Freehold

- 5 Bedrooms
- 2 Reception Rooms
- 4 Bathrooms
- Office
- Garage & Off Road Parking
- Landscaped Garden





### Lounge

11' 8" x 22' 2" (3.56m x 6.75m)

UPVC double glazed leaded window to the front elevation, radiator, brick fireplace with gas fire and uPVC double glazed leaded windows to the side elevation, uPVC double glazed sliding patio doors to the rear elevation leading onto the garden. Double doors leading into the living room.

### Living Room

20' 11" x 17' 7" (6.37m x 5.35m)

Extended living room. UPVC double glazed sliding patio doors and windows to the rear elevation with electronic solar powered operated integral blinds, 3 electric controlled Velux windows, wood flooring with under floor heating. Built-in book shelving and door leading onto the kitchen.

### Kitchen

Matching range of base and wall units with fitted worktops, integrated double oven with grill, four ring gas hob with extractor hood, dishwasher, fridge and one and half bowl sink with draining board and mixer tap. Breakfast bar, viewing window into the garden room, UPVC double glazed windows to the rear and side elevations, radiator, flushed ceiling spotlights.

### Cloakroom

4' 5" x 3' 10" (1.34m x 1.18m)

### GF WC

6' 5" x 3' 10" (1.95m x 1.17m)

### Office

13' 7" x 9' 9" (4.15m x 2.97m)

UPVC double glazed leaded windows to the front elevation, radiator and access to en-suite.

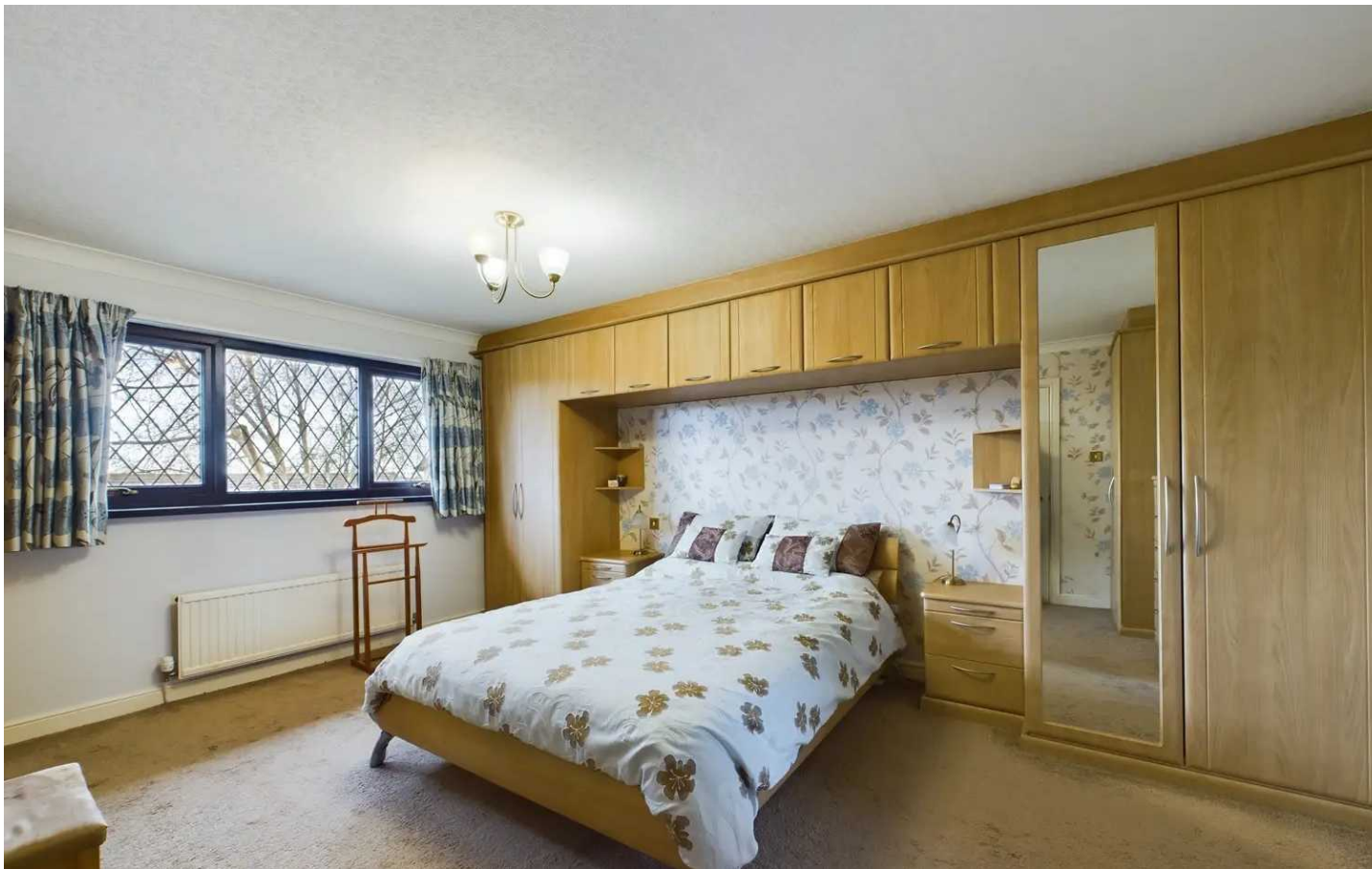
### En-suite

3' 4" x 5' 8" (1.02m x 1.72m)

Comprising of low flush WC, wash basin and enclosed shower cubicle. Heated towel rail.







**Bedroom 1**

12' 9" x 16' 6" (3.88m x 5.02m)

Master bedroom. UPVC double glazed leaded window to the front elevation, radiator, fitted wardrobes, dressing table and drawers.

**En-suite**

Comprising of low flush WC and wash basin with fitted storage unit, bidet and enclosed shower cubicle. Heated towel rail, uPVC double glazed opaque window.

**Bedroom 2**

10' 6" x 9' 9" (3.19m x 2.97m)

UPVC double glazed leaded window to the front elevation, radiator and fitted wardrobes and drawers.

**Bedroom 3**

17' 0" x 6' 8" (5.19m x 2.03m)

UPVC double glazed leaded windows to the front elevation, radiator.

**Bedroom 4**

9' 11" x 12' 7" (3.03m x 3.84m)

UPVC double glazed leaded windows to the front and side elevations, radiator and access to en-suite.

**En-suite**

Comprising of low flush WC, wash basin and enclosed shower cubicle. UPVC double glazed opaque window and radiator.



**Bedroom 5**

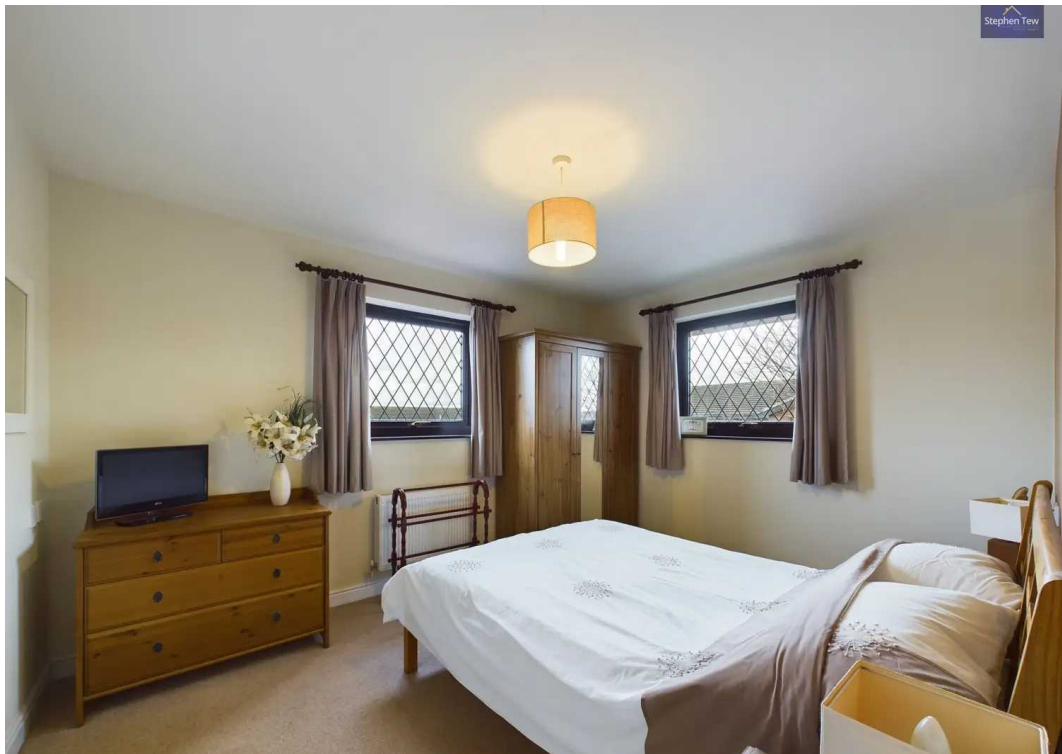
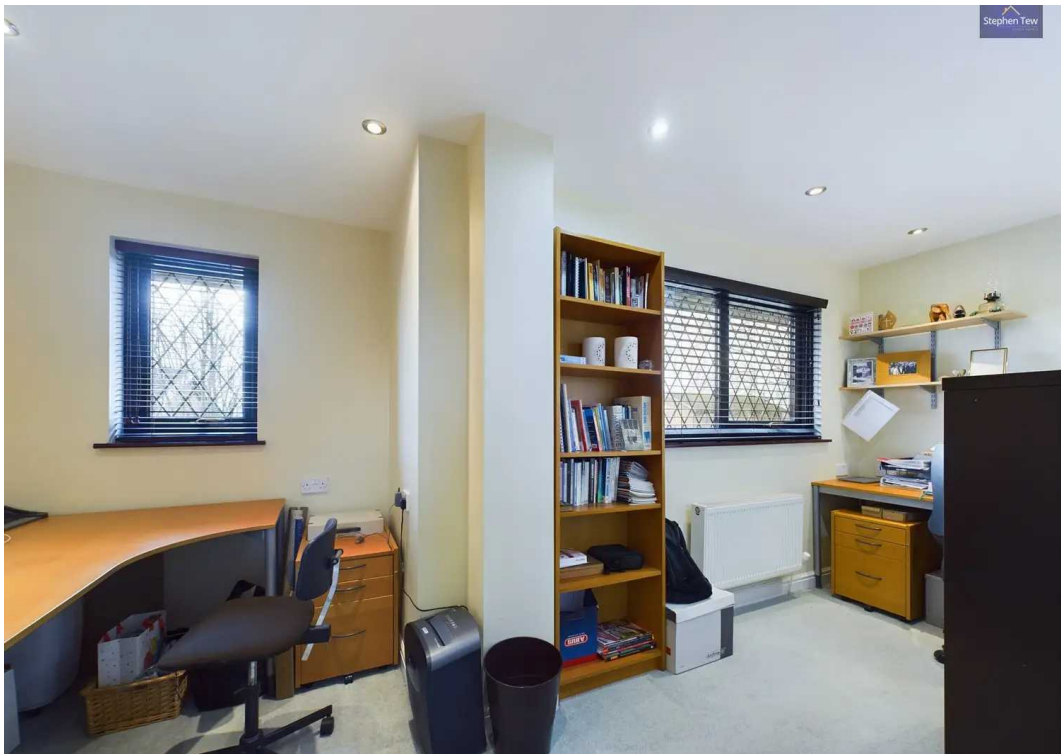
11' 10" x 8' 8" (3.60m x 2.64m)

UPVC double glazed window to the rear elevation, radiator.

**Bathroom**

11' 1" x 8' 8" (3.37m x 2.63m)

Four piece suite comprising of low flush WC, wash basin, corner bath with shower attachment and enclosed shower cubicle. Radiator, uPVC double glazed opaque window to the rear elevation.





## **GARDEN**

Manicured wrap around garden to the front and side of the property.

## **REAR GARDEN**

Private enclosed garden to the rear with flagstones, laid to lawn, greenhouse, brick shed, pond and side gate access.

## **Garage**

Double Garage

## **Off street**

Off road parking for up to 3 cars.









## Stephen Tew Estate Agents

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