



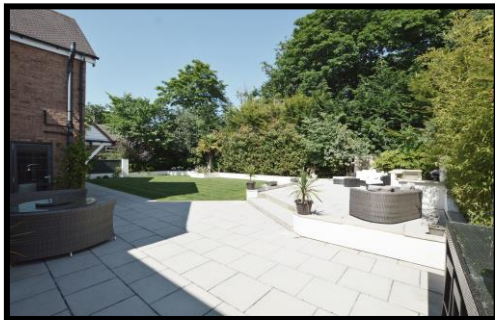
5 HURSTDENE CLOSE, POULTON-LE-FYLDE, FY6 7DD
£1,250,000

THIS BEAUTIFUL HOME IS LOCATED ON ONE OF POULTON'S MOST PRESTIGIOUS ROADS AND IS ONLY A SHORT DISTANCE TO THE TOWN CENTRE WITH ITS EXTENSIVE RANGE OF EATERIES & OUTSTANDING SCHOOLS TO HAND.

THIS PROPERTY OFFERS A RARE COMBINATION OF LUXURY LIVING, PRIVACY & GRANDEUR.

THE FAMILY ROOM/KITCHEN IS VERY SPACIOUS AND IS FITTED WITH A DESIGNER CLIVE CHRISTIAN KITCHEN WITH AN EXTENSIVE RANGE OF INTEGRATED APPLIANCES & CENTRE ISLAND, IDEAL FOR ENTERTAINING. THIS FLOWS THROUGH TO THE OPEN PLAN FAMILY ROOM, WITH BI-FOLD DOORS LEADING TO THE REAR GARDEN. IN ADDITION THERE IS A CINEMA ROOM, LARGE FORMAL LOUNGE, STUDY, UTILITY ROOM & WC. FIVE FITTED DOUBLE BEDROOMS, FOUR WITH CONTEMPORARY EN-SUITE SHOWER ROOMS/DRESSING ROOMS & A PRINCIPAL BATHROOM. IMMACULATE LANDSCAPED GARDENS TO THE FRONT AND REAR OF THE PROPERTY WITH TWO BALCONIES, DOUBLE GARAGE, OFF ROAD PARKING. FULLY BOARDED LOFT AND UNDERFLOOR HEATING TO ALL GROUND FLOOR AREAS.

A TRULY STUNNING PROPERTY WHICH MUST BE VIEWED TO BE APPRECIATED.



LOCATION: Nestling in a country like picture postcard setting in a much sought-after location within excellent access of the varied local amenities of Poulton.

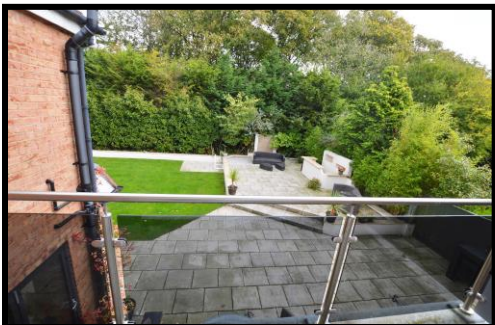
STYLE: A striking detached family home which has been skilfully extended to provide accommodation that flows seamlessly and really does represent luxury modern living.

CONDITION: Impeccably presented with exceptional flair by the current owners. Clive Christian kitchen and Villeroy & Boch fittings in the bath/shower rooms.

ACCOMMODATION: The property provides a variety of spaces for all occasions without losing its homely feel.

Ground Floor; Welcoming hallway with staircase leading off, spacious lounge featuring a inset living flame gas fire, contemporary bifold doors to the rear. Superb Clive Christian fitted kitchen with worktops and large centre island with an extensive range of integrated appliances including 2 ovens, combi microwave and warming drawer, dishwasher, gas hob, 2 fridges and freezer. The family room has 3 sets of bi-fold doors bringing great views of the garden into the room, great for entertaining. The cinema room really does set this house apart from others, separate study/office with fitted units. utility room, plumbed for a washing machine with space for a tumble dryer, additional built-in under counter fridge and freezer, access through to the garage and boiler room, cloakroom with Wc and washbasin.

First Floor; Attractive landing with storage cupboard and access to the fully boarded loft which includes a Comms room, large master bedroom with walk in wardrobe/storage cupboard, access to private balcony and contemporary en-suite which includes 2 large walk in showers, oversize bath with T.V, his and hers vanity basins, bidet and Wc. Bedrooms two & three also have walk in dressing rooms with fitted wardrobe furniture and en-suite shower rooms. The 4th bedroom is also a good size bedroom with en-suite shower room, The 5th bedroom could also be used as an additional office with French door leading to the rear facing balcony. The family bathroom includes a jacuzzi bath, built in TV, WC and wash basin.



OUTSIDE: The property is approached along an impressive driveway, principally lawned with borders and water feature. The private rear garden has been beautifully landscaped with lawn area, established borders and raised patio seating area. Good size integral garage with electric door power and light.

SERVICES: All main services are connected including a very impressive gas central heating system and underfloor heating to all ground floor areas, built in speakers are installed. Double glazing throughout.

COUNCIL TAX BAND: The property is listed as Band G (Wyre Borough Council)

VIEWINGS: Viewings are STRICTLY by appointment through the Agent's office.



EPC rating - C