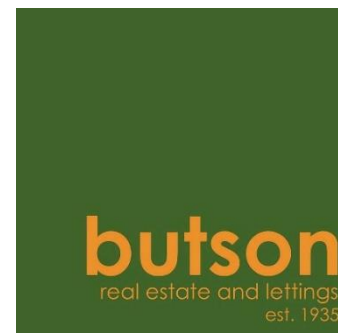
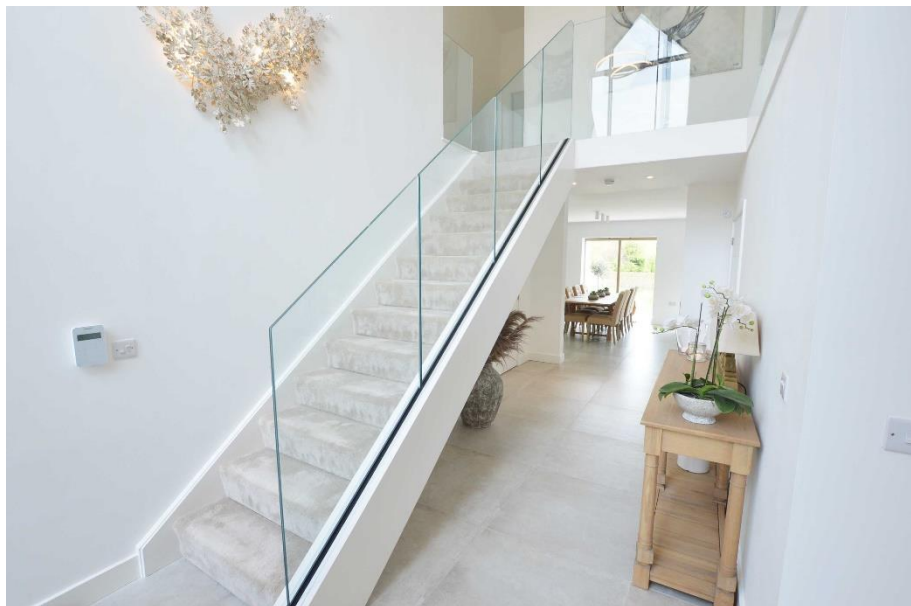




**Willow Trees, Puddle House Lane, Poulton, FY6 8LB**





Willow Trees, Puddle House Lane, Poulton,  
FY6 8LB

Asking Price: £1,295,000



- STUNNING INDIVIDUALLY DESIGNED HOME
- FINISHED TO A HIGH SPECIFICATION
- FANTASTIC OPEN PLAN LIVING DINING KITCHEN ACROSS THE BACK OF THE PROPERTY
- FOUR EN-SUITE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM / DOWNSTAIRS W.C.
- FIRST FLOOR LAUNDRY ROOM
- STONE CHIPPED DRIVEWAY PROVIDING PLENTY OF PARKING & DOUBLE GARAGE
- RAISED REAR PATIO/LARGE LAWNED AREA
- EPC RATED C









## Willow Trees

**\*\*\* STUNNING INDIVIDUALLY DESIGNED HOME  
FINISHED TO A HIGH SPECIFICATION\*\*\***

AN IMPRESSIVE AND VERY SPACIOUS DETACHED HOME, THOUGHTFULLY DESIGNED BY ITS CURRENT OWNERS THAT BLENDS CONTEMPORARY FEATURES WITH TRADITIONAL MATERIALS.

THIS LUXURY ACCOMMODATION WOULD BE IDEAL FOR FAMILY LIFE SITUATED IN A PEACEFUL SEMI RURAL LOCATION 10 MINUTES OUT OF POULTON CENTRE.

THE LAYOUT BRIEFLY OFFERS; HALLWAY, WITH FLOOR TO CEILING FEATURE GLAZED WINDOW. TWO RECEPTION ROOMS, FANTASTIC OPEN PLAN LIVING DINING KITCHEN ACROSS THE BACK OF THE PROPERTY, UTILITY ROOM & W.C.

FOUR LARGE BEDROOM SUITES ALL WITH EN SUITE FACILITIES, TWO WITH DRESSING ROOMS AND A 1<sup>ST</sup> FLOOR LAUNDRY ROOM.

SPACIOUS DRIVEWAY WITH AMPLE PARKING SPACE, BEAUTIFULLY MAINTAINED GARDENS, LARGE RAISED PATIO AND A DOUBLE GARAGE ALL SAT WITHIN A GENEROUS PLOT.











## LOCATION

A unique and sought-after location off Fairfield Road, Singleton, close to Poulton town centre and nearby facilities. Transport service routes are within easy reach of the property including the M55/M6 and nearby towns such as Kirkham, Lytham, Preston, Garstang and Lancaster. The property is ideally located for many good local schools including Baines & Hodgson high schools as well as Kirkham Grammer and Rossall boarding school.

## STYLE

Individually designed, modern and sleek detached home built in 2022. A light and airy property with a neutral and contemporary finish throughout, providing a very calming environment.



## CONDITION

Immaculate, and finished to a very high standard with bespoke fittings, feature stone bathroom suites and particularly attractive front façade.









## ACCOMMODATION:

### Ground Floor

Impressive entrance hallway and landing with floor to ceiling feature glazed window, staircase leading off and cloak w.c. Integral access to the garage. Lounge to the front and study / playroom. Open plan, living, dining kitchen which spans the back of the property allowing in plenty of natural light and showcases the open views of the garden and patio area. The bespoke fitted kitchen includes integrated appliances with combination oven and microwave oven, warming drawer, induction hob with feature built in extractor, full height fridge and freezer, dishwasher and Quooker hot tap. Feature breakfast cupboard to hide small everyday appliances. Quartz worktops and two islands with joining breakfast bar. Separate utility room with fitted cupboards and side entrance door.



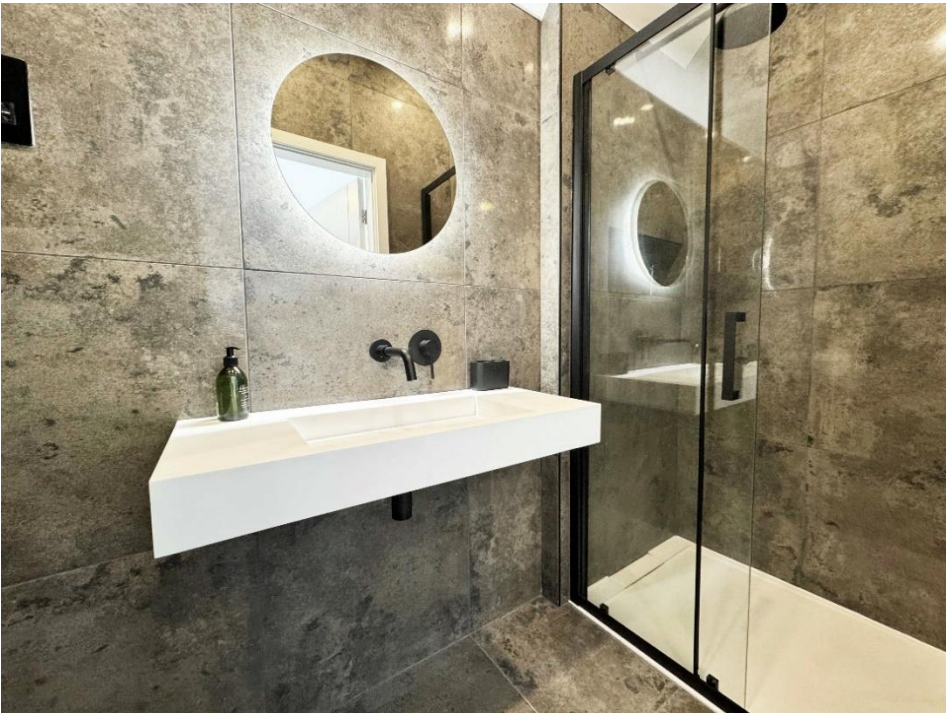
### First Floor

Light and airy landing with glass balustrade and vaulted ceiling. The property provides four double bedroom suites. The master bedroom sits at the back of the property with views out to the garden, walk in wardrobe/dressing area and stunning bathroom ensuite. Guest bedroom with feature bed layout again at the back of the property and including wardrobe/dressing area and bathroom ensuite. Two generous double bedrooms to the front of the property enjoying open aspects and ensuite shower rooms. Ingenious 1<sup>st</sup> floor laundry room with airing cupboard.





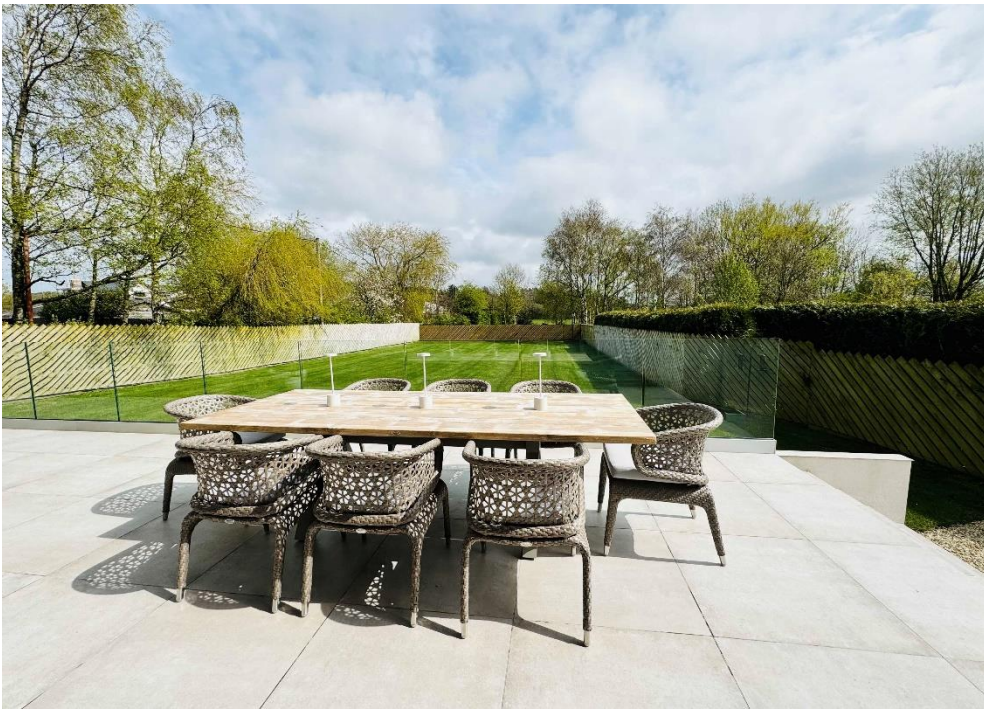












## OUTSIDE

The property provides a large stone chipped driveway to the front with ample parking space and access to the garage. Neat, planted borders, fencing and established trees surround.

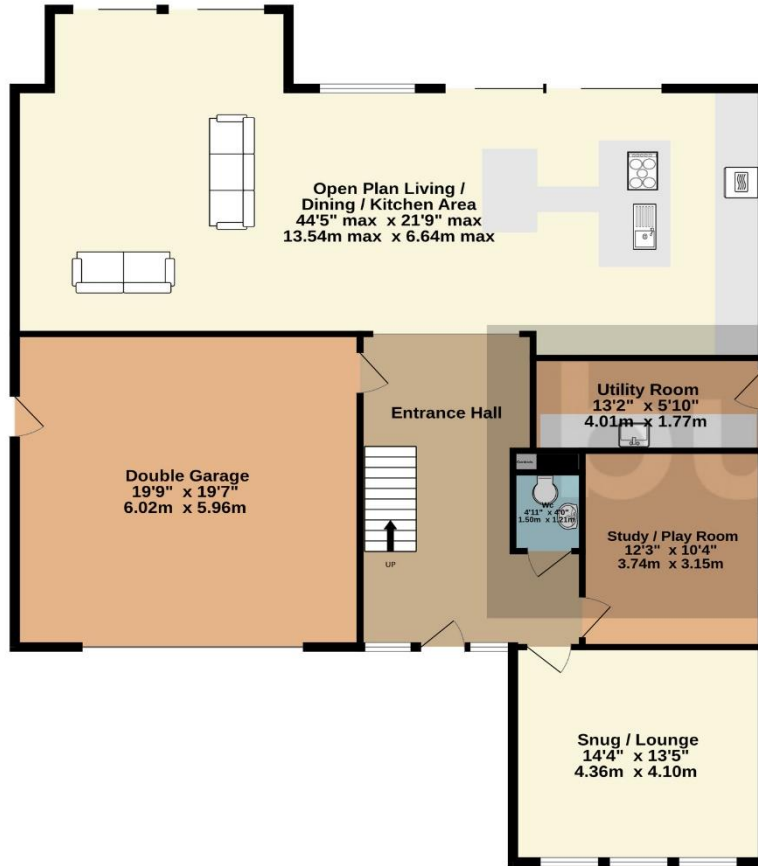
Access to the rear can be either side of the property.

The back garden enjoys a raised stone patio adjacent to the rear of the property with plenty of seating and dining space. Large lawn with surrounding fence.

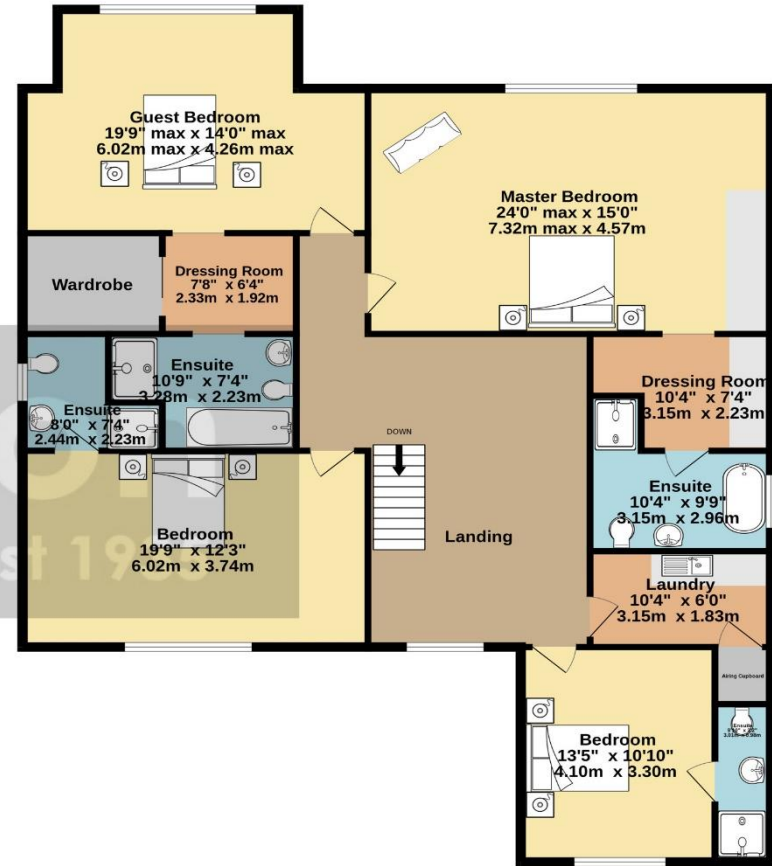




GROUND FLOOR  
1751 sq.ft. (162.7 sq.m.) approx.



1ST FLOOR  
1754 sq.ft. (163.0 sq.m.) approx.



TOTAL FLOOR AREA : 3505 sq.ft. (325.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## SERVICES

Mains electric and LPG gas central heating connected providing under floor heating to the ground floor and radiators to the 1<sup>st</sup> floor. Waste treatment plant drainage. Alarm installed and provision for an electric car charger. Power is provided for installation of electronic gates if required.

## COUNCIL TAX

The property is listed as council tax bad G (Wyre Council)

## TENURE

We are advised the property is freehold.

## VIEWING

Strictly by appointment through the Agent's office.



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