



WOODLAND HEY
13 LITTLE POULTON LANE,
POULTON-LE-FYLDE,
FY6 7ET

£975,000



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15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

Beautiful 'Gentlemen's Residence' located on one of Poulton most prestigious addresses, offering a rare combination of luxury living, privacy & grandeur. This home is only a short distance to the centre of Poulton, with its extensive range of eateries & outstanding School's to hand. The three living rooms flow invitingly through the ground floor including a games room with large seating area, formal dining room & study. The fabulous kitchen extension will not disappoint with an extensive range of integrated appliances and centre island leading into a comfortable sitting room ideal for entertaining. Master bedroom suite with dressing room and ensuite bathroom. Four further double bedrooms, two with en-suite & the luxury main family bathroom. Outstanding landscaped gardens front and garage.



LOCATION: Little Poulton Lane is a country like 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 invitingly and really does represent modern living mixed with the traditional.

CONDITION: Impeccably presented by the current owners including polished maple flooring to the ground floor and modern kitchen extension.

ACCOMMODATION: The property provides a variety of spaces for all occasions without losing its homely feel. **GROUND FLOOR;** Entrance porch, large hallway with herringbone maple flooring, fitted storage cupboard. Stained glass double doors lead to the spacious Lounge/games room featuring box bay window, log burner, and panelled alcoves, opening into conservatory. Formal dining room with large box bay window overlooking the rear garden. Double doors into an internal hall with study and a well-proportioned family room opening into the fabulous kitchen extension with feature skylights, a good range of white gloss high & low fitted units, composite worktops, central island and integrated appliances. Large sliding doors opening onto the patio bring the garden into the room. A separate utility room from the family room leads into the double garage.

FIRST FLOOR; Large master bedroom with fitted dressing room and fully tiled en-suite bathroom. Bedroom two also benefits from a dressing room and fully tiled ensuite shower room. Bedroom three is another good sized room with ensuite bathroom and fitted wardrobe. Two further double bedrooms and family bathroom with high end fittings, free standing bath and large walk-in shower.

OUTSIDE: The property is approached via a tree lined driveway providing parking for multiple vehicles, principally lawned with established borders and trees affording privacy. From the rear paved patio, you overlook a private Southerly facing lawned garden with established borders and trees. A vegetable plot and dog enclosure to the side of the property. Generous double garage.

SERVICES: All main services are connected including gas central heating & Double glazing.

TENURE: The tenure of the property is freehold.

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

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