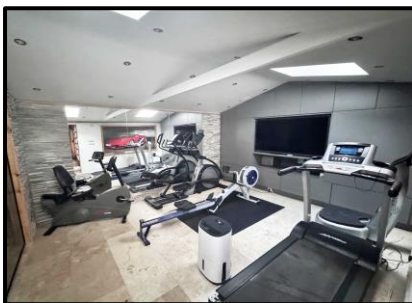


**4 FURLONG LANE,
POULTON-LE-FYLDE,
FY6 7HQ**

£845,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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IMPRESSIVE FAMILY HOME / SOUGHT AFTER POSITION

SITUATED IN A VERY DESIRABLE RESIDENTIAL POSITION JUST OFF DERBY ROAD AND BRECK ROAD WITHIN A SHORT STROLL TO POULTON CENTRE. THIS MOST SPACIOUS, STYLISH AND VERSATILE FAMILY PROPERTY OFFERS MODERN LIVING ACCOMMODATION IDEAL FOR A YOUNG GROWING FAMILY OR PROFESSIONALS LOOKING TO BE CLOSE TO TRANSPORT LINKS. BRIEFLY THE PROPERTY COMPRISES, IMPRESSIVE ENTRANCE HALL, TWO RECEPTION ROOMS, LARGE OPEN PLAN LIVING KITCHEN ACROSS THE BACK OF THE PROPERTY WITH BI-FOLD DOORS AND OFFICE ROOM. FOUR DOUBLE BEDROOMS ALL WITH EN SUITE FACILITIES. GAS CENTRAL HEATING AND DOUBLE-GLAZING. SURROUNDING LANDSCAPED GARDENS INCLUDING EXTERNAL BUILDINGS USED FOR GYM, SAUNA AND HOT TUB. VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION AND LIVING SPACE ON OFFER.



LOCATION: Occupying a most convenient and sought after location at the bottom of Derby Road and within a short walk of Poulton centre handy for everyday shopping, cafes and wine bars. Local transport service routes are easily accessible including the train station and nearby are good primary and secondary schools.

STYLE: Substantial and modified detached residence. An ideal entertaining house.

CONDITION: Well-presented throughout offering stylish accommodation ready to walk into and finished to a high specification.

ACCOMMODATION: Ground floor; entrance hallway with staircase leading off, large cloak cupboard and separate w.c. Formal lounge with feature media wall and built in living flame gas fire. Front reception room which has been designed as a fully fitted cinema room. Large, bespoke Carl Joseph open plan living dining kitchen with island / breakfast bar with Miele appliances, fitted feature wood burning stove and bi folding doors out into the gardens. Separate fully fitted utility room. Office to the back with bi fold doors, bespoke fitted cupboards including bar and wine coolers. Internal access to the garage. First floor; landing space. Bespoke master bedroom with built in wardrobes and dressing area. En suite facility which includes, two sinks, large bath, enclosed w.c and shower / steam cubicle. Double bedroom with fitted wardrobes and en-suite shower room. Two further double bedrooms with Jack and Jill en-suite.

OUTSIDE: The property enjoys a quiet cul de sac position not directly overlooked to the rear. Large frontage with brick paviour driveway providing ample parking and lawns to the side. Private well maintained rear garden with impressive Oak framed outbuilding with pizza oven, bbq and fridge, ideal for entertaining. Lawn and patio areas, covered hot tub and timber built sauna. Surrounding trees and borders.

SERVICES: All mains services are connected, gas central heating and double-glazing.

TENURE: We are advised the tenure of the property is Freehold.

COUNCIL TAX: The property is listed from an online search as council tax band F (Wyre borough council)