

**5A CHAPEL STREET,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 7BQ**

OFFERS IN EXCESS OF £400,000



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.

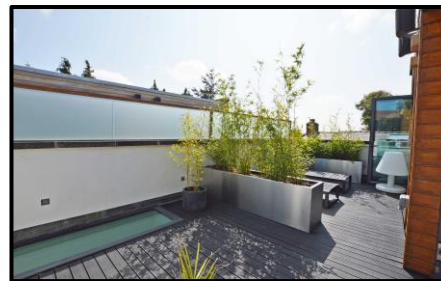


15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

Created by a local design consultancy, this semi-detached property is part of a gated development providing a secure and private retreat while being perfectly positioned for convenient town access.

This exceptional home offers an exquisite blend of architectural excellence and contemporary luxury. Bathed in natural light and combining high-quality craftsmanship with modern living, this home is a statement of style and sophistication.

Set within this bustling market town. Poulton Le Fylde brings a wealth of local amenities, including quaint period buildings filled with cafés, bars & restaurants. Plus an array of independent shops, supermarkets and a weekly market.



Ground Floor Hallway: Polished concrete floor throughout. BPT video exterior gate entry system. Property alarm panel. Underfloor heating thermostat. Entrance door to garage from hallway.

Office/Bedroom/Gym: Sonos ready with JBL twin ceiling speakers. Polished concrete floor with underfloor heating. Underfloor heating thermostat.

Cloakroom: Concealed cistern with wall hung toilet. Wall hung ceramic cloakroom basin with chrome mixer tap, extractor fan. Polished concrete floor with underfloor heating.

Utility Room: Single chrome round sink with mixer tap. Space for washing machine and tumble dryer, extractor fan. Polished concrete floor with underfloor heating. Wide oak tread staircase with LED recessed wall lights, leading to the first floor with glass panelled balustrade onto first floor landing.

First Floor Landing: Oak engineered flooring leading up to the second floor featuring large glass balustrade. BPT video exterior gate entry system. Alarm panel. Underfloor heating thermostat.

Master Bedroom: Full height window. Oak engineered wood flooring with underfloor heating. Sonos ready with twin JBL ceiling speakers. White blackout roller blind. **Fully tiled en suite.** Concealed cistern with wall hung toilet. Wall hung ceramic basin with chrome mixer tap, towel radiator and double shower, extractor fan. **Walk in closet:** Fully fitted walk in closet area with bespoke storage for clothing and accessories.

Second Bedroom: Full height window. Oak wood engineered flooring with underfloor heating. Sonos ready with twin JBL ceiling speakers. Roller blackout blinds. **Fully tiled en suite:** Concealed cistern with wall hung toilet. Wall hung ceramic basin with chrome mixer tap, towel radiator and single shower, extractor fan.

Office / Bedroom: Oak wood engineered flooring with underfloor heating. Sky view from custom made roof light to bring in the natural light.

Main Bathroom: Fully tiled bathroom with fitted LED mirror and shaver point. Concealed cistern with wall hung toilet. Wall hung ceramic basin with chrome mixer tap, towel radiator and corner bath. Extractor fan.

Second floor: The designer kitchen is sleek and fully integrated, ideal for both entertaining and everyday living, while the lounge and dining area opens onto a private roof terrace where the town stretches out before you.

Kitchen: Neff integrated appliances - oven, combi oven/ microwave, fridge /freezer, dishwasher, plate warmer, ceiling extractor. CDA wine cooler. Siematic premium fitted kitchen with Corian countertop and integrated Neff 4 zone ceramic glass induction hob. Air conditioning (fitted 2023.) Polished concrete floor with underfloor heating. BPT video gate exterior entry system. Underfloor heating thermostat.

Exterior Roof Terrace: Wood decking area with 2 bifold doors. Custom walk on glass roof light with view into downstairs office/bedroom. Sonos ready exterior Adastra twin weatherproof wall speakers. K Rend rendered walls with LED recessed wall lights. Exterior double power socket.

Exterior: The gated well-lit entrance to the property with video entry system provides an added layer of security and privacy to this unique contemporary property. Double garage with overhead sectional garage door & Novatherm garage door entry system and side door easy for access directly into property.