



Four double bedrooms

Fantastic Kitchen family room

Impressive entrance hall

Driveway with ample space

Secluded spot in a sought after location

Family bathroom plus two ensuites

Lounge and Study

Double garage



SOUGHT AFTER LOCATION* SPACIOUS FAMILY HOME

We have great pleasure in offering this distinctive family home in a desirable location in Poulton Le Fylde. Boosting high end finishes and bespoke designs throughout, the versatile accommodation has much to offer.

Briefly comprising to the ground floor a glass fronted entrance porch with built in cloakroom leading into an open hallway with its feature staircase that has an open aspect to the first floor and give the property a real grand feel. The open kitchen/dining family room boasts modern designer kitchen with marble worktops and integrated appliances including a Siemens fridge freezer and dishwasher. A Gaggenau microwave and steam oven. The island houses a Siemens seven ring hob and Belfast style sink with tap over. Bifold doors lead out to the rear garden. Beyond the kitchen to the front of the property you will find a useful room currently used as a study, a door leads from this room to the ground floor WC. Off the kitchen you can access the integral double garage with fitted units, the boiler and an electric rolling door. The lounge with its picture window to the front and tilt and turn doors to the rear flood the room with light, it also benefits from a wood burning stove for those cooler evenings.

The first floor landing shows off the open staircase, with doors leading to the four double bedrooms. The Master bedroom benefits from an ensuite and walk in wardrobe. A Juliet style balcony with stunning views and high ceilings finish off this bedroom to perfection. The second bedroom also benefits from an ensuite bathroom, with the third bedroom having access to the main family bathroom in a Jack and Jill style with the landing.

Externally, to the front, along side the double garage, the property offers ample off road parking with a neat lawned area with mature hedges and trees. To the rear is an enclosed garden with lawn and raised beds and a flagged patio area.

This property is in an enviable position in one of the most sought after locations in Poulton Le Fylde. A quite location, but close enough to benefit from all that Poulton has to offer including local shops, larger supermarket chains, bars, restaurants and more. There are plenty of OFSTED outstanding primary schools nearby and with the local high schools being some of the best on the Fylde coast, and great transport links to Private schools including AKS, Rossall and Kirkham Grammar this family home is perfectly placed. For those looking to commute the M55 is only a short distance, and the train station from Poulton connects to the National Railway link in Preston.

Dimensions

Please see floor plan

Services

Off the mains.

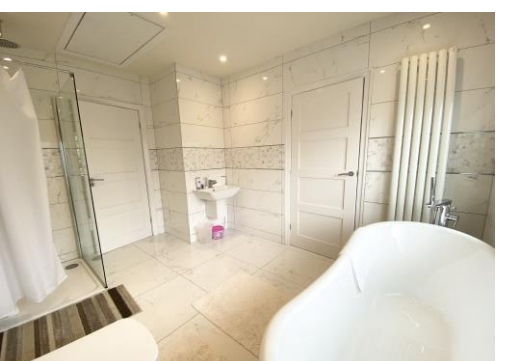
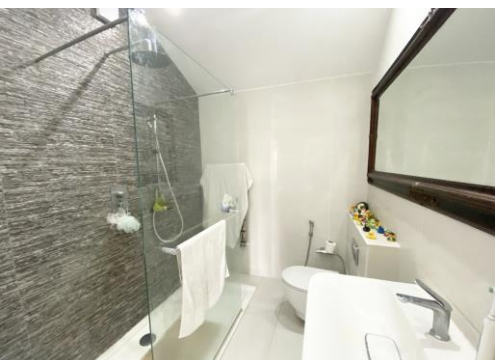
EPC rating C

Property tenure Freehold

Council tax band G

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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