



- Imposing Detached Home Set in Mature Gardens
- Five Reception Rooms, Ground Floor WC & Utility
- Fully Fitted Open Plan Dining Kitchen
- Spacious Landing with Storage & Four Double Bedrooms

**Preston New Road, Blackpool, FY4**

**Offers In Excess Of £385,000**

AN IMPOSING DETACHED HOME BOASTING NUMEROUS STUNNING FEATURES THROUGHOUT THAT NEED TO BE SEEN TO BE FULLY APPRECIATED - FIVE LARGE RECEPTION ROOMS - FOUR DOUBLE BEDROOMS - MASTER BEDROOM WITH DRESSING AREA & EN SUITE – SURROUNDED BY GOOD SIZED & MATURE GARDENS - AMPLE PARKING TO THE FRONT - GARAGE



## Property Description

### ENTRANCE VESTIBULE

Double glazed entrance door with stained glass window and tiled floor.

### HALLWAY

Wood flooring, stained glass window to side, under stairs storage, bespoke wood work opening into lounge area. Stairs to first floor.

### LOUNGE

17' 1" x 12' 7" (5.23m x 3.86m) Double glazed bay window to front, wood flooring, gas fire on marble hearth and back with feature surround and radiator.

### LIVING ROOM

16' 4" x 15' 3" (4.98m x 4.67m) Triple glazed windows to side with encapsulated stained glass windows, gas fire set with marble hearth and back and feature surround, wooden flooring, bespoke wood work, radiator, opening into

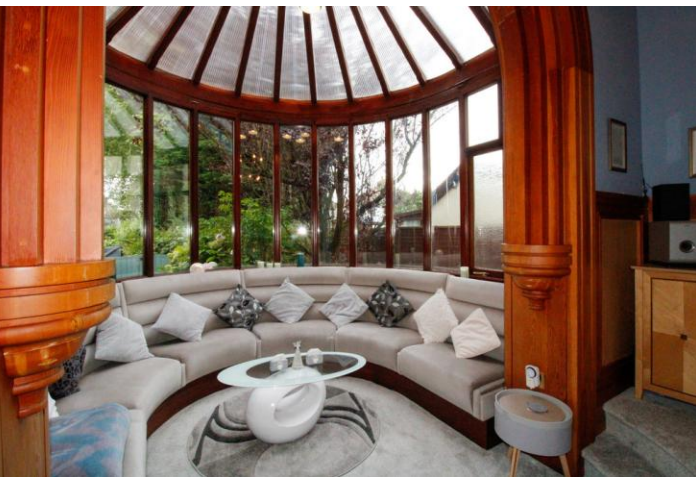
### KITCHEN DINING ROOM

11' 5" x 23' 6" (3.48m x 7.18m) A range of wall and base units with complimentary granite work surfaces over, inset 1.5 sink unit with mixer tap and drainer, gas point for double Range oven, plumbed for dishwasher, space for American style fridge freezer, splash back tiling, tiled flooring, radiator, and double glazed window to side and rear along with sliding doors to rear.

### FAMILY ROOM

30' 6" x 14' 4" (9.30m x 4.39m) Impressive vaulted ceiling featuring bespoke woodwork throughout, steps down to an orangery at the rear with built in seating area, radiator, two double glazed windows to front, gas fire on marble hearth and back with feature surround.





#### OFFICE

9' 10" x 7' 8" (3.02m x 2.34m) Double glazed window to side, fitted carpet, door into;

#### UTILITY ROOM

9' 10" x 7' 1" (3.00m x 2.18m) Base units, plumbing for washing machine and vent for tumble dryer, low flush WC and pedestal wash hand basin.

#### LANDING

Triple glazed stained glass feature window to side, fitted carpet, widening into area with integrated storage cupboards.



#### BEDROOM ONE

17' 5" x 13' 1" (5.33m x 3.99m) Double glazed windows to side and rear, radiator, laminate flooring, dressing area with built in wardrobes that open into.

#### EN SUITE

A five piece suite comprising of low flush WC, pedestal wash hand basin, bidet, spa bath and walk in shower with mains fed shower over. Fitted carpet, tiled walls, radiator and double-glazed window to side

#### BEDROOM TWO

17' 3" x 14' 6" (5.26m x 4.44m)

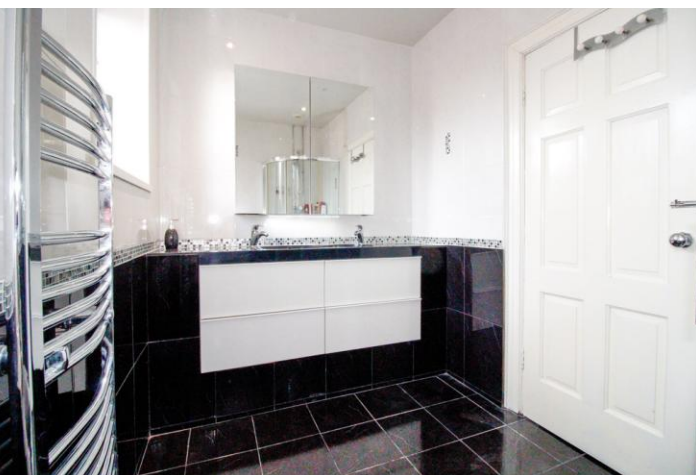
Double glazed bay window to front, laminate flooring, radiator and fitted wardrobes.

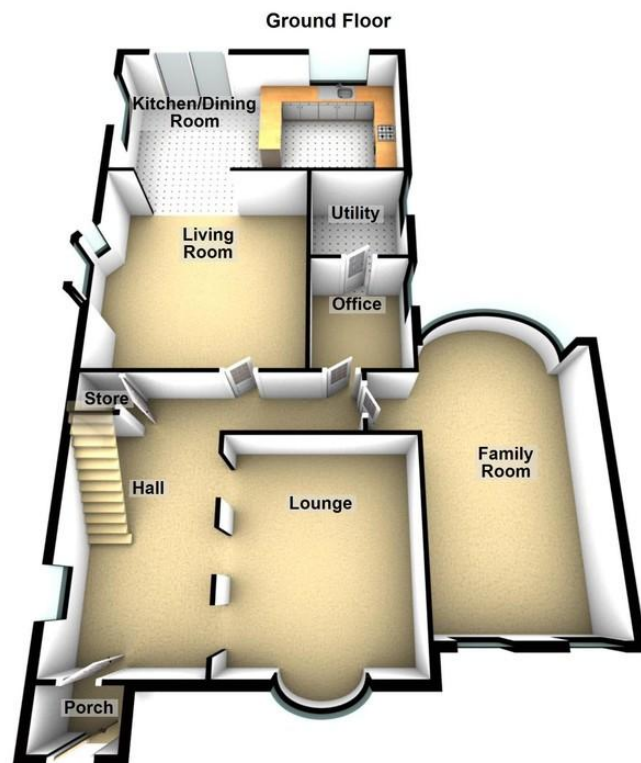
#### BEDROOM THREE

11' 3" x 9' 10" (3.45m x 3.00m) Double glazed window to rear, radiator, fitted carpet and fitted wardrobes.

#### BEDROOM FOUR

10' 0" x 9' 10" (3.05m x 3.02m) Double glazed window to front, laminate flooring and radiator.





## BATHROOM

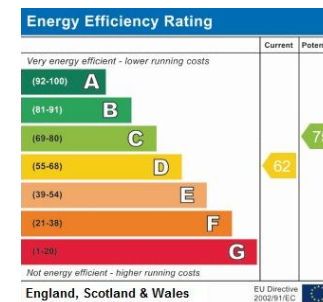
A four-piece suite comprising of low flush WC, his and her wash hand basin and tiled shower cubicle with water fall style shower. Heated chrome towel rail, tiled walls and flooring and two double glazed opaque windows to side.

## EXTERIOR

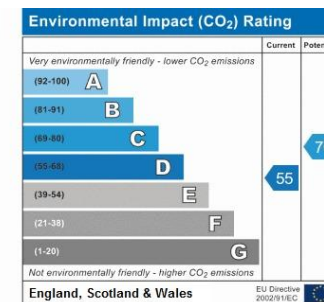
Ample off road parking to the front is on offer for number of vehicles leading to garage to rear. A large and enclosed south facing rear garden with pond, paved patio area and extensive lawn area all secluded with mature trees and shrubs. A raised and decked patio area is also on offer along with summerhouse

## GARAGE

Access is granted via up and over garage door to front whilst access via personnel door to side is also available, window to side and power and light connected.



England, Scotland & Wales  
Address:  
Preston New Road, Blackpool, FY4



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EU Directive 2002/91/EC

1B Lancaster House, Amy  
Johnson Way, Blackpool,  
Lancashire, FY4 2RP

www.romanjamesestates.co.uk  
01253 978888  
info@romanjamesestates.co.uk

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