



- Superb Four Bedroom Detached Family Home
- Spacious Lounge, Open Plan Kitchen/Family Room
- W.C., Study & Utility Room
- Master Bedroom With En-Suite & Dressing Room

The Oxford, Marton Meadows, Cropper Road, Blackpool, FY4

£314,950

STUNNING FOUR BEDROOM DETACHED FAMILY HOME - THE OXFORD IS A FABULOUS FOUR BEDROOM PROPERTY BUILT FOR FLEXIBLE FAMILY LIVING - LARGE LOUNGE - SUPERB OPEN PLAN KITCHEN/ FAMILY ROOM WITH FRENCH DOORS - UTILITY ROOM - STUDY - DOWNSTAIRS W.C - MASTER BEDROOM WITH EN-SUITE & DRESSING AREA - THREE FURTHER BEDROOMS - MODERN FITTED FAMILY BATHROOM - OFF-ROAD PARKING - CALL ROMAN JAMES ESTATES TO ARRANGE A VIEWING 01253 978888.



Property Description

Set in a popular residential area of Westby on the outskirts of Blackpool, Marton Meadows is another superb development from Wainhomes, comprising a fabulous collection of 1, 2, 3, 4 & 5 bedroom freehold† luxury homes.

Ideally situated, the development affords easy access to all parts of the Fylde Coast including the nearby towns of Lytham, with its renowned 'green' and St. Annes – offering a superb variety of upmarket shopping facilities, lively bars and a firmly established restaurant quarter centred around Wood Street.

These popular holiday destinations are also internationally renowned for their numerous golf courses and links; the most notable being the Royal Lytham & St Annes Golf Club. Marton Meadows is also ideally placed for the commuting with access to the M55 just a short drive away linking to the region's motorway network.

Ground Floor

Lounge 6140 x 3389 (20'1" x 11'1")

Kitchen/Family Room 4085 x 6334 max (13'4" x 20'9" max)

Cloakroom 1595 x 1037 (5'2" x 3'4")

Utility 1820 x 1595 (5'11" x 5'2")

Study 2950 x 1962 (9'8" x 6'5")

First Floor

Master Bedroom 4695 x 4227 max (15'4" x 13'10" max)

Dressing Room 2232 x 1496 max (7'3" x 4'10" max)

En-suite 2961 x 1899 max (9'8" x 6'2" max)

Bedroom 2 3385 x 3010 (11'1" x 9'10")

Bedroom 3 3038 x 3385 max (9'11" x 11'1" max)

Bedroom 4 1960 x 2970 (6'5" x 9'8")

Bathroom 2262 x 3027 max (8'8" x 9'11" max)

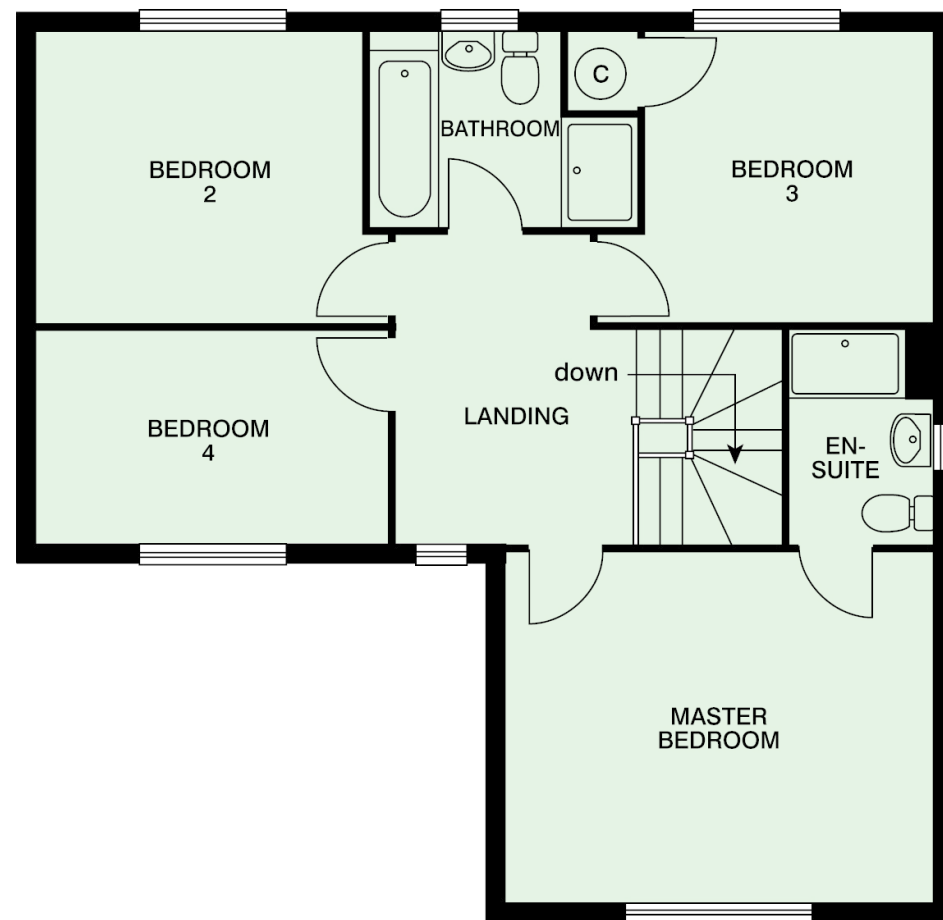
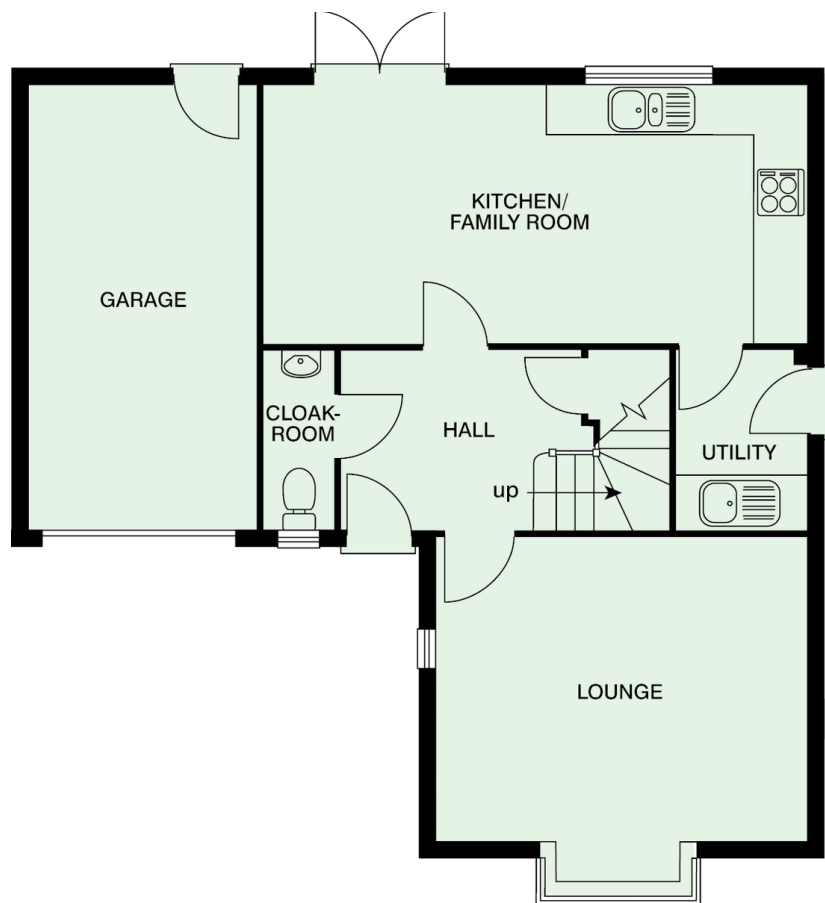


WE HAVE A GREAT RANGE OF INCENTIVES AVAILABLE

We can offer a superb range of incentives including the Government backed **HELP TO BUY*** scheme. With a Government **Help to Buy: Equity Loan** you can buy a property at Marton Meadows with just a **5% cash deposit**.



- Luxury Fitted Kitchen with inset Stainless Steel Sink and a Choice of Finishes (subject to build stage).
- Stainless Steel Double Electric Oven, 5 Ring Gas Hob with Silver Glass Splashback, Extractor Hood and Integrated Fridge Freezer.
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room.
- Roca 'Victoria Plus' Sanitaryware in White, Deva Brassware and Methven Showers.
- Bathrooms and En-Suites to be Half Tiled on all Walls with a Choice of Porcelanosa Tiles.
- Television Aerial Point and Telephone Point to Master Bedroom & Lounge. USB sockets to Lounge, Kitchen and All Bedrooms.
- Gas Central Heating to NHBC Specification.
- Security Alarm.
- External Lights to Front and Rear, Power and Lighting to all Garages, Gardens Turfed to Front & Rotavated to Rear, External Tap & 1.8m Close Boarded Divisional Fencing to Rear Garden.
- 10 Year NHBC Buildmark Warranty & 2 Year Wainhomes Warranty.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.