



## Driftwood Carr End Lane, Poulton-Le-Fylde, FY6 0LQ

We welcome to the market a substantial four bedroom detached home. This fantastic property is located in the desirable rural area of Stalmine on Carr End Lane, with four double bedrooms one with a stunning en suite and no ongoing chain this property would make a lovely family home. Briefly comprising grand entrance hall, downstairs Wc, very generously sized lounge. Second reception / dining room, kitchen, utility all to the ground floor. On the first floor we have four double bedrooms, stylish en suite and a four piece bathroom. Externally there is a beautiful private rear garden, double garage and parking for multiple vehicles.

**Price £399,950**

# Driftwood Carr End Lane

Stalmine, Poulton-Le-Fylde, FY6 0LQ



- Four bedroom detached family home
- Parking for multiple vehicles
- No ongoing chain
- Generously proportioned room sizes throughout
- Quiet rural location
- Stunning rear garden
- Double garage & utility room

## External

### Entrance hall

Grand Entrance hall, stairs leading to the first floor. Radiator, understairs storage.

### Downstairs Wc

Wash hand basin with mixer tap, fitted mirrored cabinet, Wc. Obscure UPVc double glazed window.

### Lounge

21'11" x 12'9" (6.70 x 3.91 )

Fantastic sized lounge, open gas fire, sliding patio doors opening onto the rear garden, carpeted. UPVc double glazed bay window, two radiators.

### Dining room

12'9" x 9'11" (3.91 x 3.04)

UPVc double glazed window overlooking the rear garden, carpeted & radiator.

### Kitchen

12'9" x 12'0" (3.91 x 3.66 )

Modern kitchen with fitted white wall and base units, integrated dishwasher, oven with four ringed gas hob & extractor hood. One and half sink bowl, UPVc double glazed window. Laminate flooring, part tiled walls. Archway leading to the second reception or dining room.

## Utility room

14'5" x 6'0" (4.40 x 1.85 )

Fitted cabinets with worktops, plumbed for washer & dryer. Two UPVc double glazed windows, laminate flooring, radiator.

## Landing

Spacious & bright landing, large UPVc double glazed window, carpeted, entrance to the attic & radiator.

## Master bedroom

13'1" x 12'4" (3.99 x 3.78 )

Generously proportioned bedroom with fitted wardrobes, UPVc double glazed window overlooking the rear garden. Carpeted, entrance leading to the En suite, radiator.

## En suite & Dressing area

9'9" x 7'6" (2.98 x 2.29)

Stunning & spacious en suite with walk in double shower cubicle, wash hand basin with vanity unit & mixer tap. Two UPVc double glazed windows, Wc, vertical radiator. Fitted mirror, spotlights. Arch leading to walk in wardrobe / dressing area.

## Bedroom

12'9" x 10'9" (3.91 x 3.28 )

Double bedroom, UPVc double glazed window overlooking rear aspect, carpeted & radiator.

## Bedroom

12'11" x 9'6" (3.96 x 2.92 )

UPVc double glazed windows to the front aspect, carpeted & radiator.

## Bedroom

12'9" x 10'9" (3.91 x 3.30 )

UPVc double glazed window, carpeted & radiator.

## Bathroom

10'10" x 7'6" (3.31 x 2.30)

Four piece bathroom, walk in shower cubicle, jacuzzi bath, storage cupboard. Obscure UPVc double glazed window, wash hand basin, Wc. Radiator, fitted mirrored cabinet. Fully tiled walls & spotlights.

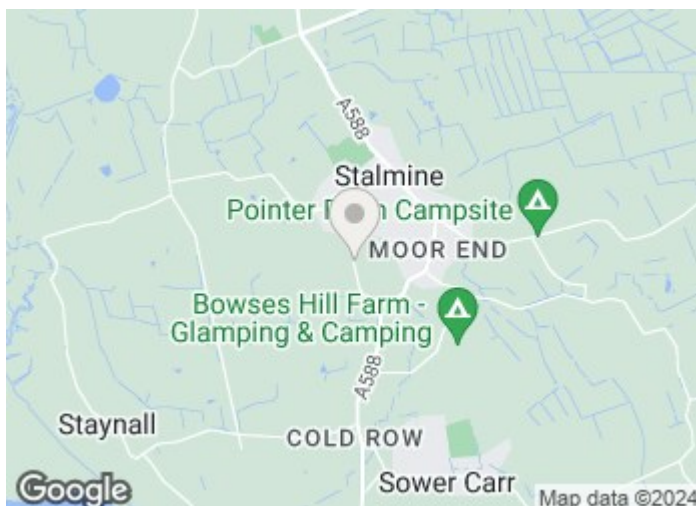
## Double garage

19'11" x 18'8" (6.08 x 5.70)

Substantial double garage, access to the rear garden.

## Rear garden

Beautiful private rear garden, lawned with patio area, access to the front, garage, bin store.



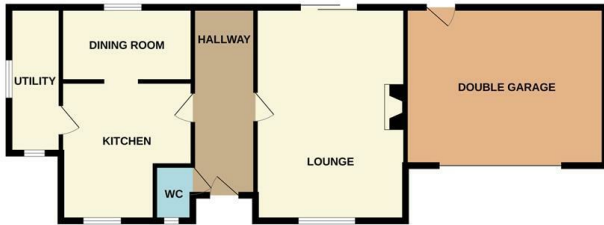
## Directions





# Floor Plan

GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC