



The Holbrook B, Royal Gardens, Bispham Road, Blackpool, FY2 0NG

£299,995

Welcome to The Holbrook B — a beautifully crafted, detached four bedroom home offering space, style, and practicality.

On the ground floor, you'll find a bright lounge to the front, perfect for cosy evenings and family time. To the rear, an impressive open-plan kitchen and dining area features patio doors that open directly onto the garden, creating a seamless indoor-outdoor living experience. A separate utility room and a convenient ground floor W/C add extra functionality.

Upstairs, there are four well-proportioned bedrooms, including a spacious master suite complete with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

For added convenience, the home also benefits from an integral garage — ideal for secure parking or extra storage. The Holbrook B blends contemporary living with thoughtful design, making it the perfect home for growing families.

- Modern open plan kitchen/dining room with French doors
- Convenient utility area and downstairs W.C.
- Family lounge to the front of the home
- Stylish en-suite to master bedroom
- High specification family bathroom
- Integral garage

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Hall:

Lounge: 15'6" x 10'11" (4.73 m x 3.33 m)

Kitchen / Dining Room: 17'5" x 12'2" (5.32 m x 3.72 m)

Utility Room:

Ground Floor W/C:



First Floor:

Landing:

Bedroom One: 11'8" x 17'0" (3.55 m x 5.19 m)

En-Suite:

Bedroom Two: 9'3" x 12'6" (2.83 m x 3.80 m)

Bedroom Three: 7'5" x 10'11" (2.26 m x 3.33 m)

Bedroom Four: 12'6" x 6'2" (3.82 m x 1.89 m)

Bathroom:

Integral Garage:



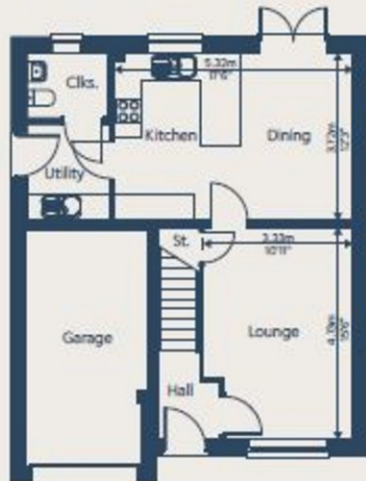
Tenure: We are informed the property is freehold, with a service charge of approx. £154.75 per annum.



Directions: From our office take Red Bank Road inland to the roundabout at Bispham village take the third exit onto Bispham Road where the development can be found further down on the right hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.

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