



The Chepstow, Granary Fields, Tithebarn Street, Poulton-le-Fylde, FY6 7BY

£485,000

This spacious four-bedroom detached home offers a well designed layout. It is both luxurious in its design and practical, with the ability to work from home, in the study and a large utility room with direct access to the garden. Offering a large double garage with electric sectional garage door, it is a signature of this property and allows for plenty of storage space.

- ****INCENTIVES AVAILABLE****
- **Four Bedrooms**
- **Detached**
- **NHBC 10 year warranty**
- **Integrated AEG Appliances in Luxury Kitchen**
- **Open Plan Kitchen/Dining/Family Room**
- **Walking Distance to Poulton-le-Fylde Centre**

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Lounge: 16'5" x 12'4" (5.00 m x 3.76 m)

Dining Kitchen: 21'7" x 13'2" (6.58 m x 4.01 m) • Fully fitted stylish kitchen

- AEG 5 burner gas hob
- AEG electric double oven
- Integrated fridge freezer & dishwasher
- Compact laminate worktops and upstands
- Water point connection for washing machine
- Stainless steel 1.5 bowl sink with monobloc tap to kitchen
- Pelmet lighting to kitchen wall units

Utility Room: 10'4" x 5'4" (3.15 m x 1.63 m)

Study: 8'11" x 5'1" (2.72 m x 1.55 m)

Cloaks/Wc:

Bedroom 1: 12'5" x 11'8" (3.78 m x 3.56 m)

Ensuite: 9'2" x 4'0" (2.79 m x 1.22 m)

Bedroom 2: 12'8" x 11'2" (3.86 m x 3.40 m)

Bedroom 3: 10'7" x 9'3" (3.23 m x 2.82 m)

Bedroom 4: 13'1" x 8'3" (3.99 m x 2.51 m)

Bathroom: 8'8" x 6'5" (2.64 m x 1.96 m)

Double Garage:

- Electronic remote-controlled garage door
- Garages will be fitted with ceiling light and power sockets

Bathroom Specifications:

- White sanitaryware from Roca or similar
- Vado brassware including overflow bath filler and rain fall shower fittings
- Full wall tiling to shower enclosures with feature tiling to back wall
- Full wall tiling to bath area with feature tiling to back wall
- Half tiling to remaining areas of bathrooms/ensuites
- Roca or similar vanity unit to main bathroom
- Chrome towel warmers
- Vanity bathroom mirror with shaving point & USB socket

Internal Finishes:

- White 'Dordogne' style internal doors
- Satin Nickel door furniture
- Front door – 5 lever mortice lock. External in black, blue or green. Internal in white.
- Contemporary flush ceilings painted white
- Walls painted in a warm white
- Moulded architraves and skirtings painted white



External Finishes:

- Gardens will be turfed and have a basic level of landscaping
- Rear gardens will be enclosed by a timber fence
- Paved footpath in Raj Green Indian Stone with a large outdoor seating area
- Tegula block paved driveways
- External water point

Energy Efficiency and Heating:

- UPVC double glazed windows with security locks
- Central heating via a gas boiler and radiator system
- One/Two zone system with NEST smart thermostats
- Loft, cavity wall & ground floors insulated to NHBC standard

Other Electrical:

- CAT 6 access points across the property connected to ultra-fast full fibre network – customer to make own arrangement with service provider for network connection
- Ample satin chrome power, TV and network points throughout
- LED downlighters to kitchen and bathrooms
- Fully installed security alarm system
- External wall lights to external doors
- Doorbell fitting
- Electric car charging point
- External socket to rear

NHBC:

- Each home will be independently inspected during construction by National House Building Council Inspectors and a 10 year certificate provided upon completion

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.



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