



42 Alder Grove, Poulton-Le-Fylde

Poulton-Le-Fylde

£400,000

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Nestled in a sought-after residential area, this exceptional 4-bedroom detached, extended family home offers a perfect blend of comfort and convenience. The property is a short distance from the vibrant hub of Poulton-le-Fylde Market Town, renowned for its array of amenities including shops, eateries, and excellent transport links. Upon entering the residence, you are greeted by an entrance vestibule leading to a spacious hallway, a charming lounge/dining room featuring a cosy log burner, a versatile office/4th bedroom, and a convenient 3-piece suite shower room. The modern kitchen is equipped with integrated appliances such as an oven, hob, fridge, freezer, dishwasher, washing machine, and microwave. Ascending to the first floor, you will find three generously proportioned double bedrooms, one boasting an en-suite WC, and a pristine 3-piece suite family bathroom, providing ample space for a growing family.

Outside, the property features a welcoming front driveway bordered by a lush lawn and vibrant shrubs, offering a warm first impression. A side gate provides convenient access to the rear where an enclosed south-facing garden awaits, with a summerhouse complete with power supply, a well-maintained lawn and a flagged patio area, ideal for al fresco dining and outdoor entertainment. Additional storage is provided by a composite shed, ensuring that outdoor essentials are neatly stowed away. This charming property is a sanctuary for those seeking a peaceful retreat with easy access to urban amenities, making it a true gem in a thriving community.

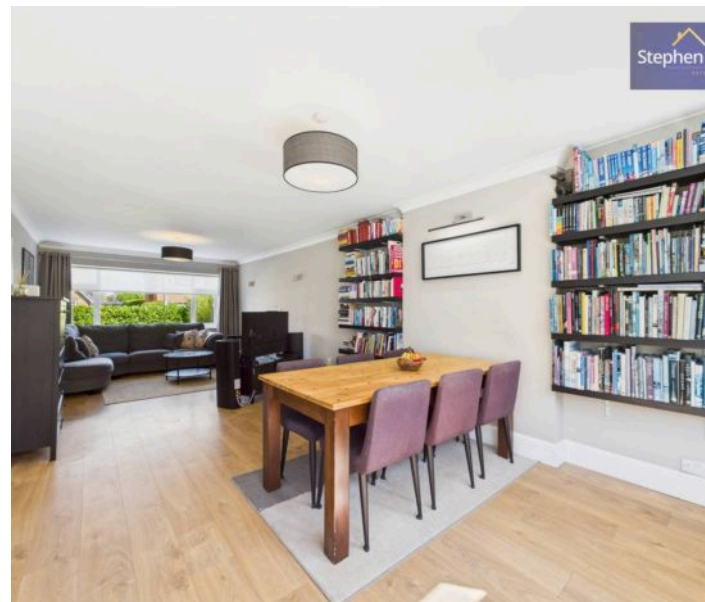
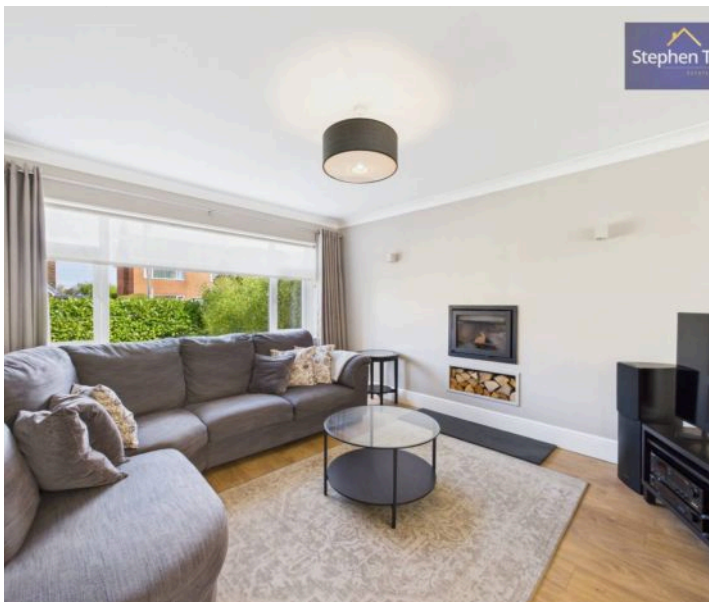
Council Tax band: E

Tenure: Freehold





- 4 Bedroom Detached Extended Family Home
- Within Close Proximity To The Desirable Poulton-le-Fylde Market Town With An Abundance Of Shops, Eating Establishments And Transport Links
- Entrance Vestibule, Hallway, Open Plan Lounge/Dining Room With Log Burner, Office/4th Bedroom, 3 Piece Suite Shower Room
- Modern Kitchen Boasting Integrated Oven, Hob, Fridge, Freezer, Dishwasher, Washing Machine And Microwave
- To The First Floor There Are 3 Double Bedrooms, 1 Boasting An En-suite WC, 3 Piece Suite Family Bathroom
- South Facing Garden With Summerhouse Boasting Power Supply And Driveway
- Garage Converted In 2023 To Building Regulations





Entrance Vestibule

Hallway

Lounge/Dining Room

29' 11" x 11' 11" (9.13m x 3.64m)

Kitchen

8' 11" x 14' 9" (2.72m x 4.50m)

Bedroom 4 / Office

9' 5" x 8' 1" (2.88m x 2.46m)

Bathroom

7' 5" x 4' 11" (2.25m x 1.51m)

Landing

Bedroom 1

12' 0" x 14' 6" (3.65m x 4.41m)

Bedroom 2

9' 11" x 14' 4" (3.03m x 4.37m)

En-suite

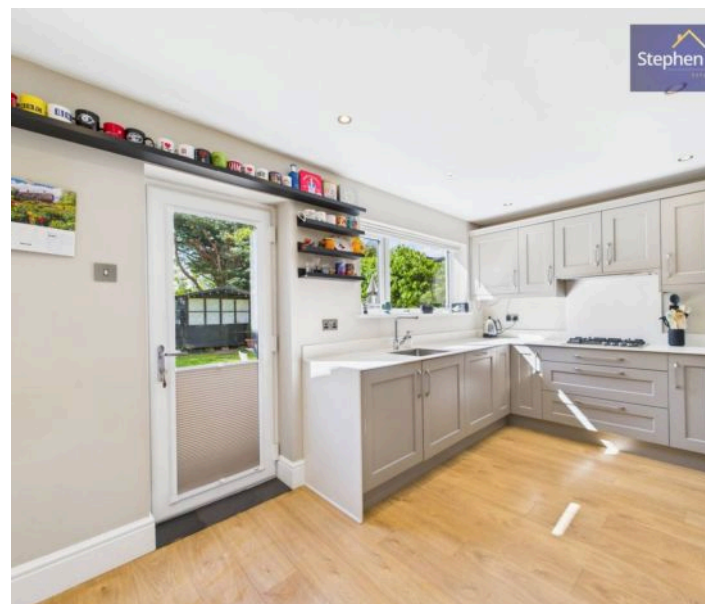
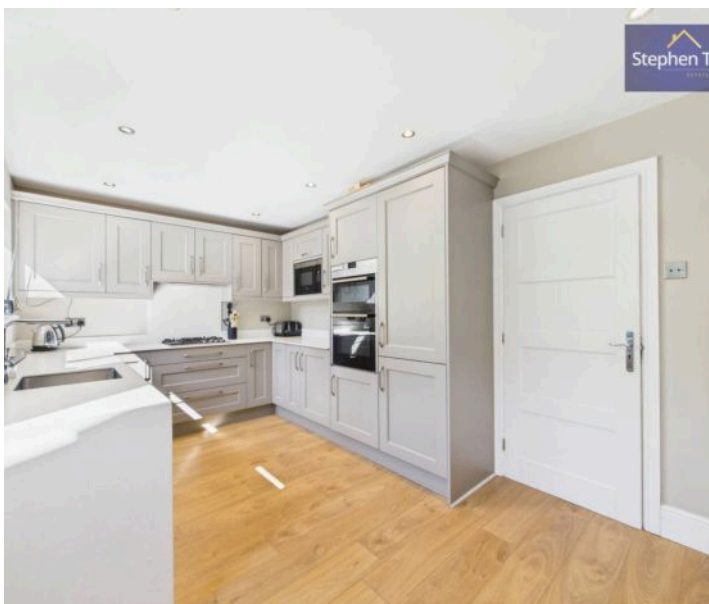
2' 6" x 5' 10" (0.76m x 1.79m)

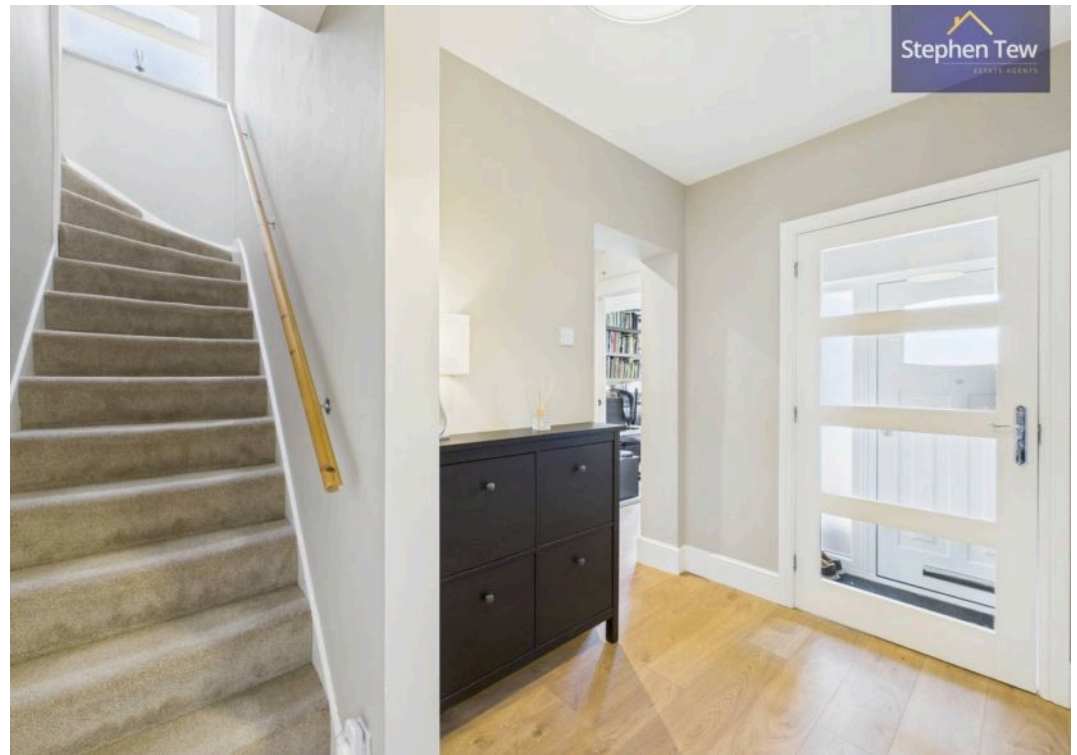
Bedroom 3

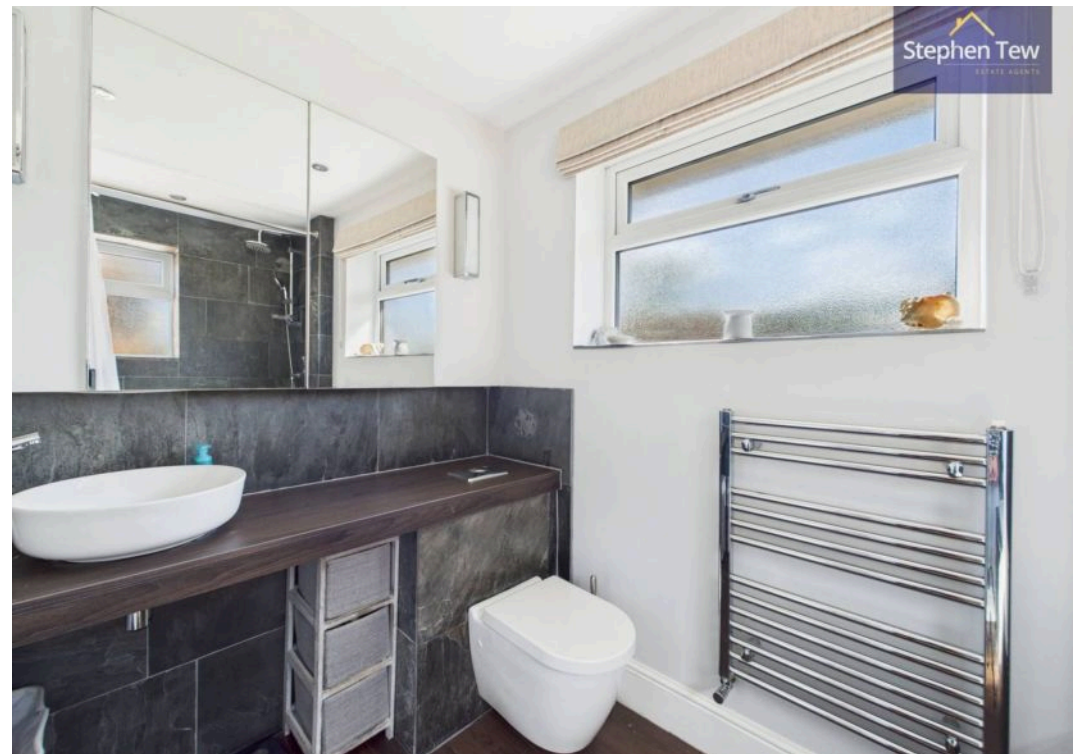
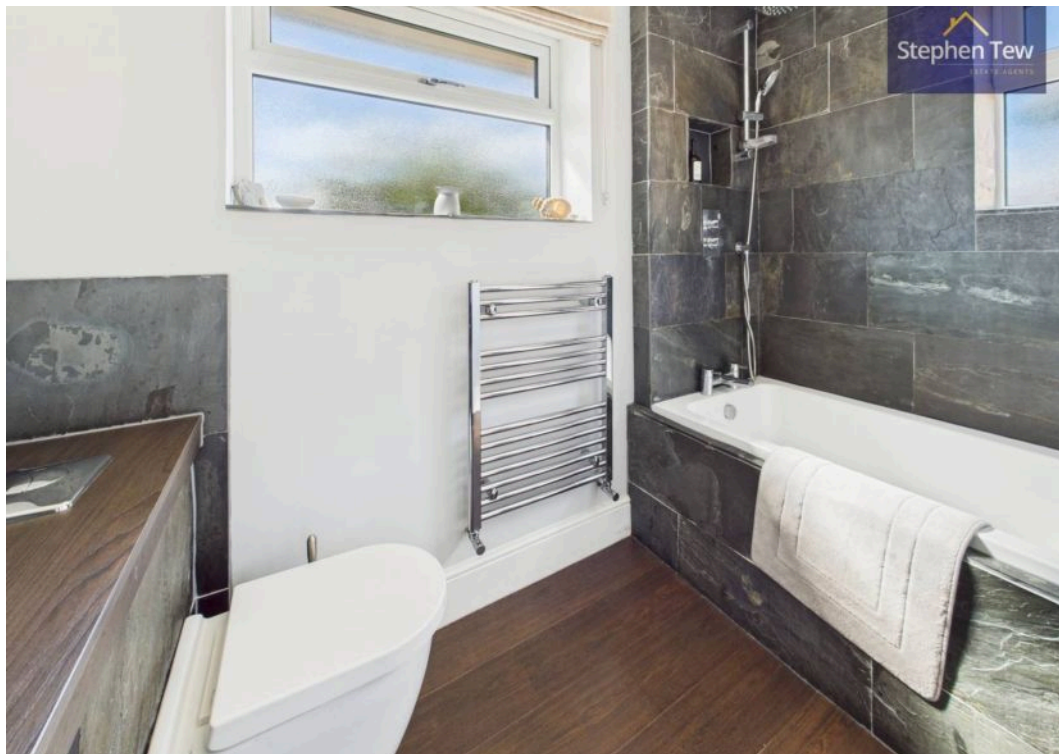
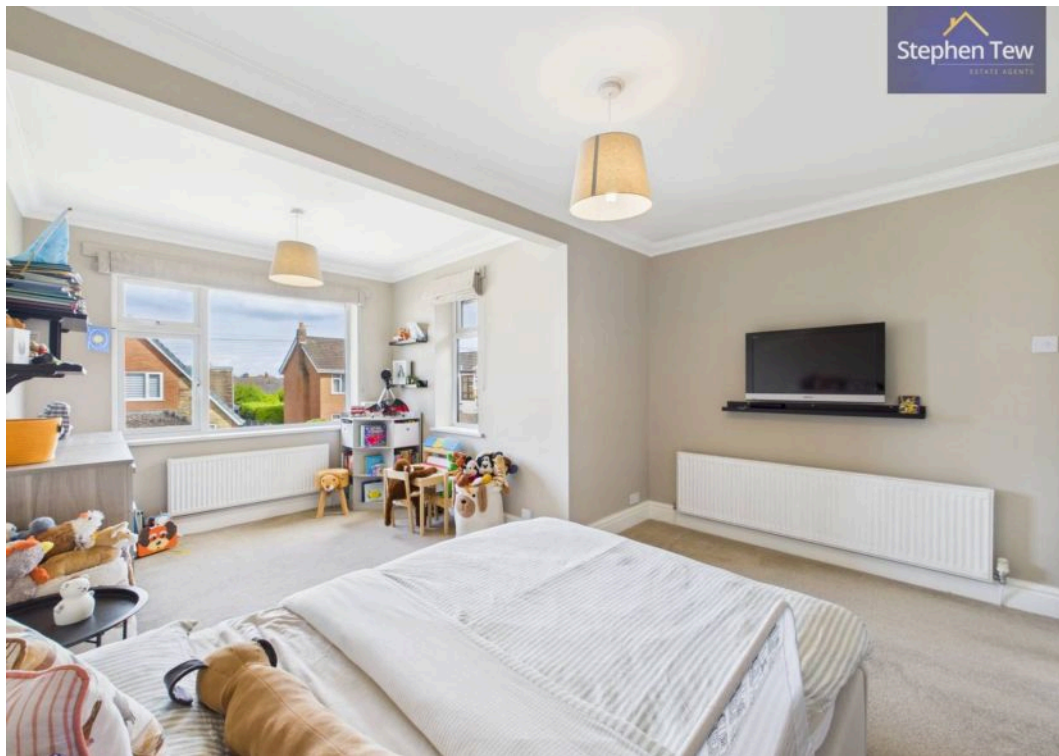
17' 10" x 8' 10" (5.43m x 2.68m)

Bathroom

5' 11" x 8' 8" (1.81m x 2.64m)









FRONT GARDEN

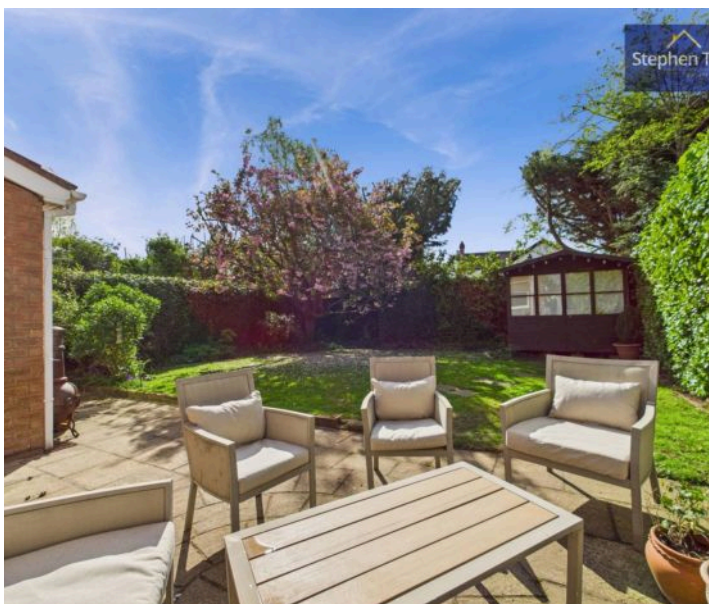
Driveway to the front with laid to lawn, shrub borders and side gate access.

REAR GARDEN

Enclosed south facing garden to the rear with laid to lawn, flagged patio area, wooden summer house with power and composite shed for storage.

DRIVEWAY

1 Parking Space





Floor 1

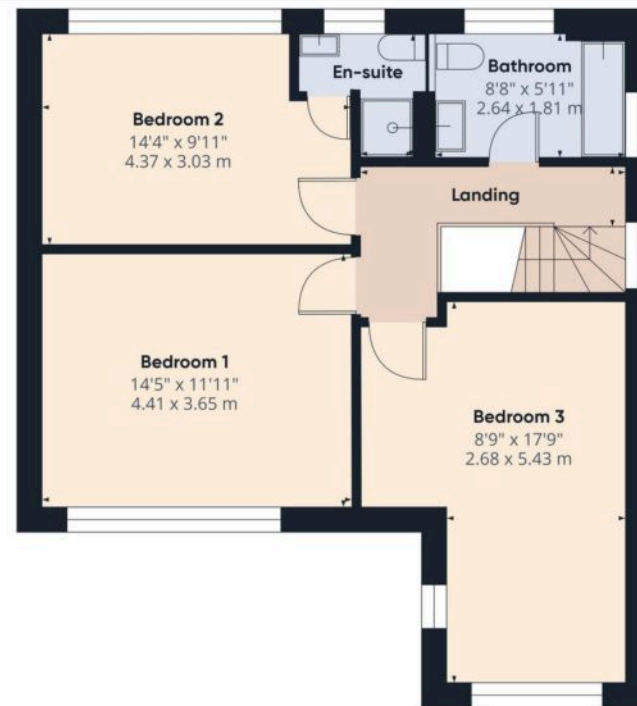


Approximate total area[®]
729.76 ft²
67.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only. Calculations are based on RICS SPMS 3C standard.

DRAFT 360



Floor 2



Approximate total area[®]
639.26 ft²
59.39 m²

(1) Excluding balconies and terraces

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DRAFT 360



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