



12 The Avenue Wyre Vale Park, Garstang

£189,995 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure

PLOT 12 – BRAND-NEW PARK HOME – Photographs are for illustration purposes Only

Nestled in a quiet cul-de-sac within the highly regarded Wyre Vale Residential Park, The Avenue offers a peaceful lifestyle in beautifully picturesque surroundings. Renowned for its warm, welcoming atmosphere and strong sense of community, it's the perfect place to enjoy relaxed residential park living.

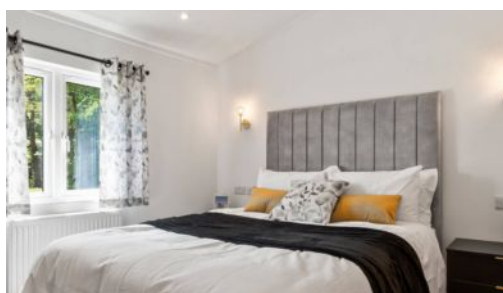
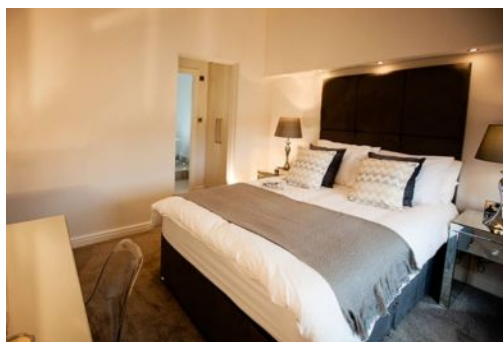
Plot 12 – A Rare Opportunity to Create Your Dream Home

Perfectly positioned on a desirable corner plot, Plot 12 boasts serene views over a charming duck pond, landscaped lawns, and mature trees—offering a truly tranquil and scenic environment.

This off-plan home presents a unique opportunity to design your ideal living space through Lakeland Homes' bespoke design service. Whether you wish to tailor the layout or select your own fixtures, appliances, and



- Photographs for Illustration Purposes Only
- Brand New 36ft x 22ft – Bespoke Interior Design Service
- Spacious Lounge
- Master Bedroom With En-Suite & fitted Wardrobe
- Double Bedroom With Fitted Furniture
- Fully Fitted Kitchen With Modern Fixtures & Appliances
- Main Bathroom



Spacious Master Bedroom

Step into your dream bedroom – a generously sized master suite offering ample space for a king-size bed with bedside tables. This is your chance to create a personal haven, with the freedom to choose your own furnishings, flooring, and lighting to suit your style. The room comfortably accommodates a 3-drawer chest or dressing table, and features sleek double sliding wardrobes with built-in shelving for optimal storage. Enjoy the convenience of a private en-suite bathroom, complete with a large walk-in shower, modern WC, and a stylish sink set into a contemporary vanity unit. This is the perfect opportunity to shape the bedroom you've always wanted – stylish, functional, and uniquely yours.

Double bedroom

This fabulous second bedroom offers impressive space and flexibility, easily accommodating a double bed with bedside tables, wardrobes, and either a chest of drawers or a dressing table. With the freedom to choose your own fixtures, furnishings, and finishes, you can make this room truly your own—whether it's a stylish guest suite, a cosy retreat, or a functional workspace. A beautifully proportioned room offering both comfort and versatility.

Stylish En-Suite

A fabulous addition to the master bedroom, this well-proportioned en-suite offers both comfort and style. Designed to accommodate a large walk-in shower, sleek vanity unit with integrated sink, and modern WC, it provides all the essentials for a private, luxurious retreat. Enjoy the freedom to personalise the space with your choice of flooring and wall coverings—allowing you to create an en-suite that reflects your individual taste and complements your ideal master suite.

Tailored for Living – Kitchen / Dining

This stunning kitchen offers a fantastic space for cooking, dining, and entertaining. Featuring a stylish range of wall and base cabinets finished to your personal taste, it comes complete with integrated appliances including a fridge freezer, washing machine, and your choice of ceramic or gas hob. Prefer not to wash up? There's flexibility to add a dishwasher too. With the freedom to choose your kitchen's design, layout, fixtures, fittings, and finishes, you can create a space that reflects your lifestyle and aesthetic perfectly. Designed for social living, the generous layout easily accommodates a dining table and chairs—ideal for relaxed family meals or entertaining friends. All flooring and furnishings are your choice, giving you the opportunity to design a space that's uniquely yours.

Bright and Spacious Lounge

Flooded with natural light, this generously sized lounge offers a warm and inviting atmosphere with ample space to suit your lifestyle. Whether you envision a cosy sofa, an elegant armchair, or a stylish coffee table, the layout allows you to choose the furnishings that best reflect your personal taste. At the heart of the room is a beautiful fireplace, creating a natural focal point and adding charm and character to the space. With complete freedom to select your own flooring, lighting, and finishes, this is your opportunity to design a living area that feels truly like home.

Well-Appointed Main Bathroom

This generously sized main bathroom offers both comfort and functionality, with ample space for a full-size bath featuring an overhead shower. A modern vanity unit with integrated sink and a sleek WC complete the layout. You'll have the freedom to personalise the space with your own choice of fixtures, fittings, and lighting—allowing you to create a bathroom that perfectly suits your taste and needs. A versatile and practical space designed for everyday living, finished your way.

GARDEN

A beautifully landscaped garden seamlessly blends elegant stonework and stylish paving with lush, manicured lawns that wrap around the property. Whether you're hosting outdoor gatherings, enjoying a quiet morning coffee, or adding your personal touch with pots and planters, this versatile space offers the perfect backdrop for relaxation and outdoor living all year round.

ALLOCATED PARKING

2 Parking Spaces

Designated private parking is located to the side of the property, with additional visitor parking just a short distance away—ensuring convenience for both residents and guests.







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