



10 Acresfield Park Garstang Bypass Road, Garstang

£260,000 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure

A Fabulous Opportunity at Acresfield Park

This is a rare chance to become part of the highly sought-after **Acresfield Park** – an exclusive development of just 53 easily maintained, two-bedroom detached homes, thoughtfully designed for those aged 55 and over. Whether you're looking to downsize, enjoy semi-retirement, or fully embrace retirement living, Acresfield offers the very best in comfort, independence, and community.

Each home is built to our **"Homes for Life"** standard, featuring wider doorways, waist-height plug sockets, and low-threshold showers as standard. These thoughtful additions ensure a safe, accessible, and future-proof living environment – allowing you to maintain your independence for years to come.

As a resident, you'll also enjoy **complimentary membership** to the on-site **Acresfield Health Club & Spa**. Facilities include a heated swimming pool, state-of-the-art gym, fitness classes, luxury spa, and hair studio – or



- Exclusive Luxury Development – Acresfield Residential Park
- 2021 Stately Kensington Special 45 x 22
- Stunning Open Plan Lounge, Kitchen, Diner
- Main Bathroom
- Primary Bedroom with En-suite
- Dressing Room
- Second Double Bedroom



Kitchen

This stunning open-plan kitchen is thoughtfully designed to combine everyday comfort with sleek modern living. Finished to an exceptional standard, it features a stylish range of modern Shaker-style units in soft, elegant tones, beautifully paired with contrasting worktops for a timeless yet contemporary feel. No expense has been spared, housing for the boiler and with integrated appliances including a fridge/freezer, washer dryer, Bosch microwave, oven, and grill. A state-of-the-art induction hob is set within a striking central island, complete with a built-in downdraft extractor for a seamless look. The kitchen also features a one-and-a-half bowl sink, fitted with a premium Quooker boiling water tap and an additional spray tap. A large window with fitted blind, chrome sockets, Velux windows, and a vaulted ceiling with recessed spot lighting flood the space with natural light, while creating a bright, spacious, and architecturally impressive heart of the home.

Lounge / Diner

A stunning feature of the home, this impressive room is defined by its vaulted ceilings and striking architectural shaping, creating a bright and airy atmosphere. Finished in soft neutral décor and complemented by stylish contrasting furnishings, the space feels both modern and inviting. Large box splay windows to the front and a generous feature window to the side flood the room with natural light. Quality flooring underfoot enhances the room's elegant finish, while ample chrome sockets and a TV aerial point add convenience and versatility. There's plenty of space for both relaxing and entertaining, with room for a variety of furniture layouts. A useful cloak cupboard provides additional storage. This superb open-plan area is the perfect setting for both everyday living and hosting, combining style, comfort, and practicality in one impressive space.

Bathroom

This beautifully designed modern bathroom perfectly blends practicality with contemporary elegance. It features a spacious low-level walk-in shower with dual-head rainfall fixtures, offering a luxurious, spa-like experience. A sleek chrome heated towel rail adds both comfort and style. A generous box splay window with Tru Fit blinds fills the room with natural light while preserving privacy. Neutral-toned tiles, thoughtfully accented with striking mosaic tiling, illuminated by ceiling spot lighting. A feature wall with ambient spot lighting enhances the space, while inbuilt mirrored storage above the modern sink and vanity unit offers smart, stylish functionality. The WC is neatly enclosed within a matching fitted unit for a seamless, clutter-free

Primary Bedroom

The primary bedroom is a warm and welcoming space, beautifully styled with neutral décor and elegant contrasting furnishings that create a calming, sophisticated atmosphere. Plush carpet flooring adds a layer of comfort underfoot, while feature spot lighting above the bed, paired with convenient chrome switches, enhances both ambience and ease of use. A wall-mounted radiator provides efficient heating without compromising space. There's a sleek designated area for a wall-mounted TV, perfect for relaxed evenings. A striking feature window allows natural light to pour in, highlighting the room's vaulted-shaped walls, which add architectural interest and charm. Finished with recessed ceiling spotlights that elevate the overall aesthetic, this bedroom offers a refined blend of comfort, functionality, and contemporary style.

En-suite

Leading off from the primary bedroom is this beautifully presented and generously sized en-suite shower room, combining modern style with everyday practicality. At its centre is a large enclosed shower with a powerful rainfall shower, ideal for refreshing mornings or relaxing evenings. The walls are finished in low-maintenance neutral tiling, enhanced by eye-catching mosaic detailing that adds depth and elegance. An obscure double-glazed window allows soft natural light while maintaining privacy, complemented by a fitted roller blind. A sleek chrome heated towel rail radiator adds warmth and a contemporary edge. The WC sits neatly beside a modern sink set within a built-in vanity unit, offering valuable storage. A separate high-gloss wall-mounted unit provides additional space. Above, a large mirror with integrated spot lighting enhances both function and atmosphere. Finished with durable, easy-clean tiled flooring, this en-suite is a sophisticated extension of the primary bedroom.

Dressing Room

A fabulous addition to the primary bedroom is the fully fitted dressing room, offering a luxurious and highly practical space. Designed with both style and function in mind, it features ample hanging space, open shelving, and built-in drawers for effortless organisation. A sleek dressing table with mirrored lighting and a chrome power socket adds a touch of elegance — the perfect spot for getting ready in comfort and style.

GARDEN

Externally, the property boasts a low-maintenance wrap-around garden, thoughtfully designed with a combination of paved areas and a touch of greenery provided by quality artificial grass. Established hedging and mature shrubs add privacy and charm, creating a peaceful outdoor space to enjoy with minimal upkeep. Additional features include off-road parking for two vehicles, an outdoor water tap, and a garden shed offering convenient storage solutions.

OFF STREET

2 Parking Spaces

Parking for the home is conveniently located to the side of the property and provides space for two vehicles.









Approximate total area⁽¹⁾
82.4 m²
888 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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