



8 Acresfield Park Garstang Bypass Road, Garstang

£245,000 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure

A Fabulous Opportunity at Acresfield Park

A rare opportunity to join Acresfield Park — an exclusive development of just 53 low-maintenance, two-bedroom detached homes designed for those aged 55 and over. Ideal for downsizers or those seeking retirement living with comfort, independence, and community.

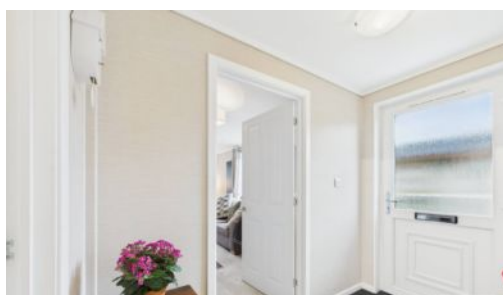
Built to our “Homes for Life” standard, homes feature wider doorways, low-threshold showers, and waist-height sockets for accessible, future-proof living.

Residents enjoy discounted membership to the on-site Health Club & Spa, with a heated pool, gym, fitness classes, spa, hair studio, and welcoming bistro.

This beautifully presented home includes a bright lounge, stylish kitchen with integrated appliances, separate utility room, and dining area. The main bathroom offers a four-piece suite. The generous main bedroom



- Exclusive Luxury Developemnt - Acresfield Park
- Prestige reprise 46 x20 2021
- Beautifully Presented Throughout
- Spacious Lounge
- Kitchen, Dining Area and Utility
- Primary Bedroom with En-Suite & Walk-in Wardrobe
- Second Bedroom
- Four Piece Bathroom Suite



Hallway

Step into this inviting home through a stylish UPVC door with obscure glazing, opening into a bright and welcoming hallway. Thoughtfully designed with neutral décor and accented by contrasting furnishings, the space exudes warmth and elegance. Plush carpet flooring underfoot adds a touch of luxury, while practical features include an storage cupboards, loft storage and a radiator for cosy warmth, ample power sockets, and ceiling lighting that enhances the airy, contemporary feel.

Lounge

Enjoy the comfort and character of this spacious lounge – an inviting area perfect for both relaxing and entertaining. With a charming sloped ceiling and a striking oak-effect beam, the room features a splay bay window to the front and side aspects, allowing natural light to flood in. Light neutral décor is tastefully paired with contrasting furnishings, while plush carpet adds a luxurious touch underfoot. A modern fire surround with a feature electric fire creates a cosy focal point, and sleek grey wall-mounted radiators offer both warmth and style. Double doors lead seamlessly into the dining kitchen, enhancing the open flow of the living space. Practical touches include ample power sockets and a TV aerial point for everyday convenience.

Kitchen Diner

Leading off from the lounge, this spacious kitchen diner is the perfect setting for entertaining family and friends. Large windows to the front and side aspects fill the room with natural light, complementing the neutral décor and creating a bright, welcoming atmosphere. A range of modern wall and base units provide ample storage, paired with stylish block-effect worktops, matching upstands, and tiled splashbacks. The kitchen features a composite sink and integrated appliances including an electric hob with extractor above, oven, microwave, and dishwasher. There's generous space for a dining table and chairs, making it ideal for everyday meals or special occasions. Practical cushion flooring and ceiling lighting complete the space with a blend of comfort and functionality.

Utility

A fabulous addition to the kitchen diner is the separate utility room, offering both practicality and convenience. This well-designed space features an integrated washer and a built-in storage cupboard housing the boiler, keeping everything neatly tucked away. A UPVC obscure glazed door provides access to the rear garden, while a second internal door leads back into the hallway, allowing for easy flow throughout the home. Finished with durable cushion flooring and ceiling lighting, this utility room is both functional and stylish – the perfect space for managing household tasks without disrupting the main living areas.

Primary bedroom

This stylish, modern primary bedroom offers a comfortable and tranquil retreat. Generously sized, it easily accommodates a double bed with freestanding bedside tables, while still providing ample space for additional furniture. A large window to the side aspect allows natural light to brighten the room, enhancing the neutral décor and plush carpet flooring. Contrasting furnishings add a touch of contemporary flair, and there's the added benefit of ceiling lighting and a designated space with the ability to wall-mount a TV, making this room both functional and relaxing.

Walk-In Wardrobe

An ideal addition to the primary bedroom, this walk-in wardrobe offers both style and practicality. Designed with ample hanging space and built-in shelving, it provides excellent storage for clothing and accessories. There's also plenty of room for a set of drawers, making organisation effortless. Finished with soft carpet flooring and ceiling lighting, this dedicated space adds a touch of luxury while keeping the bedroom clutter-free.

Bedroom

This good-sized second bedroom is perfect for guests or family, offering both comfort and style. There's ample space to accommodate a double bed with freestanding bedside tables, along with additional room for drawers or shelving. Double mirrored sliding wardrobes provide generous storage while enhancing the sense of space. A large window to the side aspect allows natural light to fill the room, complemented by neutral décor and contrasting furnishings. A wall-mounted aerial socket adds convenience, while a radiator with a shelf above and ceiling lighting complete this inviting space.

Bathroom

This generous four-piece bathroom suite combines style and practicality, perfect for everyday use. It features a modern bathtub with an overhead shower and a fitted glass screen, complemented by neutral tiling that creates a clean, calming atmosphere. An obscure glazed window with a fitted blind allows natural light while maintaining privacy. The contemporary sink is set within a sleek vanity unit, with a mirror above for added convenience, alongside a modern WC. Additional features include an extractor fan, ceiling lighting, cushioned flooring, and a heated towel rail, completing this well-appointed and comfortable space.

GARDEN

The home boasts a fabulous, low-maintenance outdoor space, thoughtfully landscaped with a combination of attractive paving and decorative stone. Mature hedging, established shrubs, and a variety of plants create a peaceful, green outlook — while offering excellent privacy to the rear. Ideal for relaxing, entertaining, or simply enjoying the outdoors with minimal upkeep.

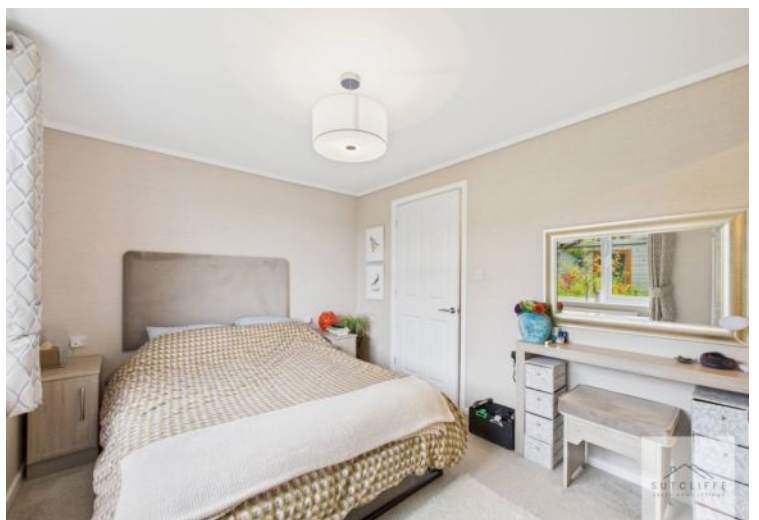
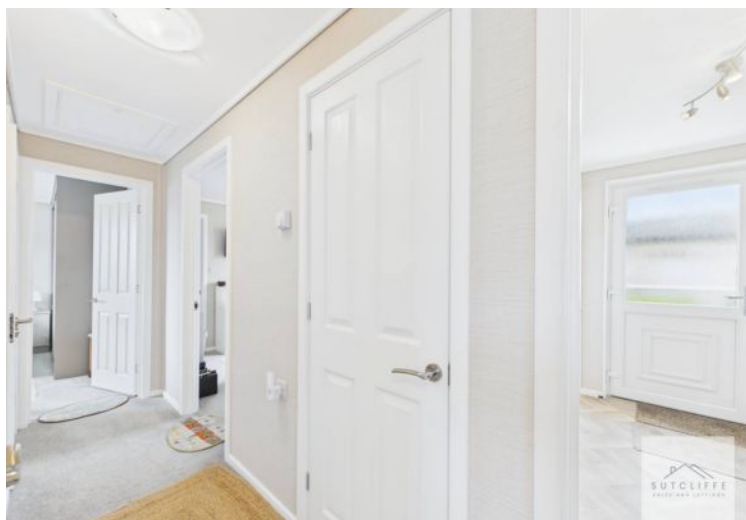
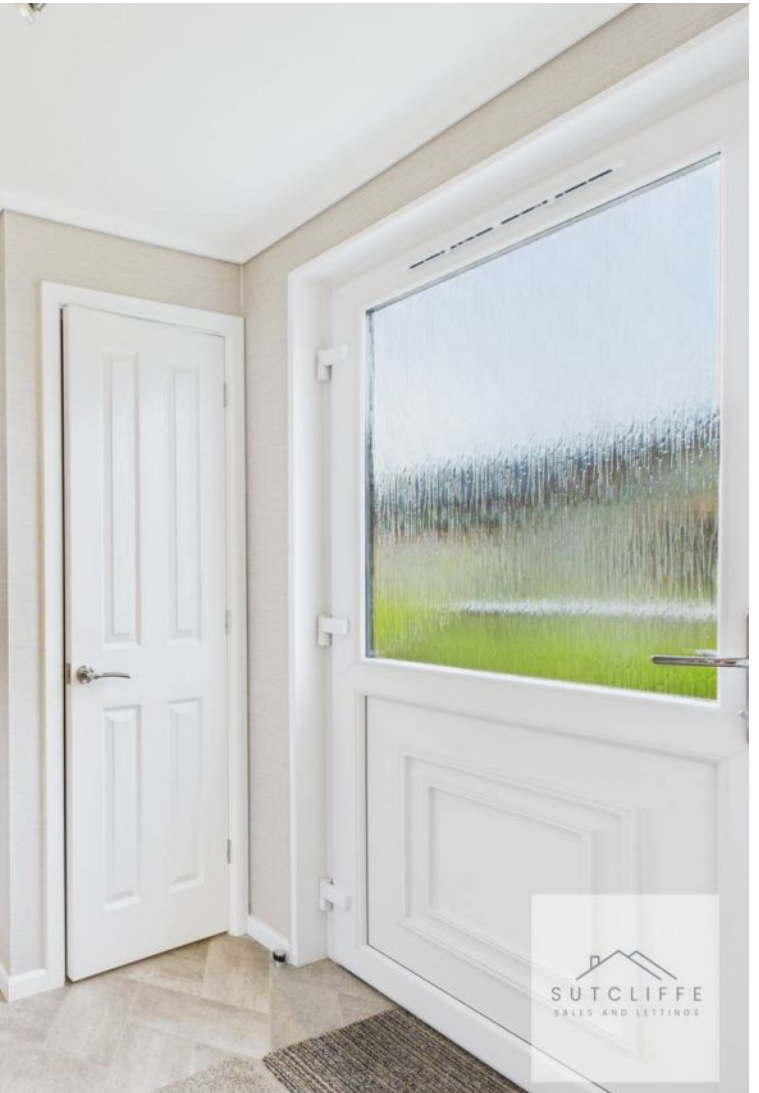
OFF STREET

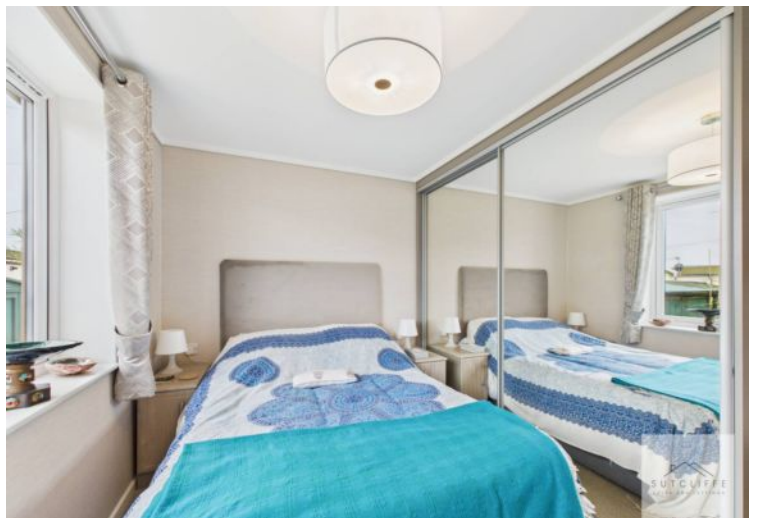
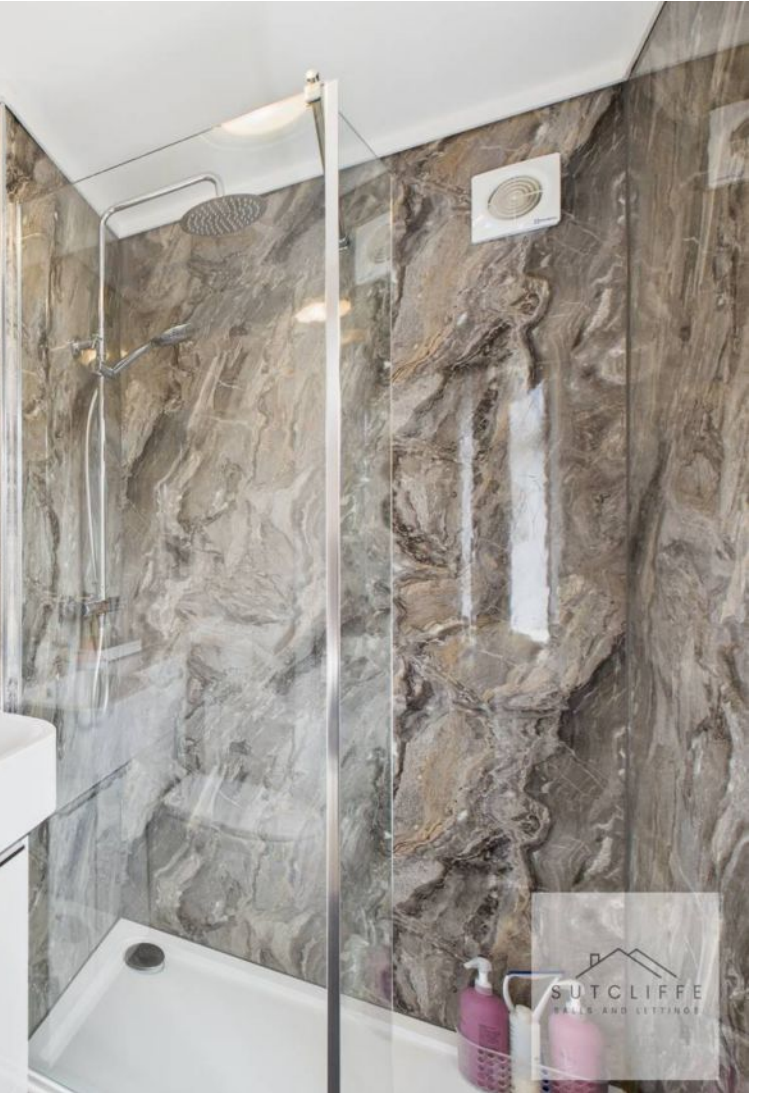
2 Parking Spaces

Convenient Parking Private parking is available to the side of the property, offering space for one vehicle and easy access to the back door — perfect for unloading shopping or welcoming guests with ease.

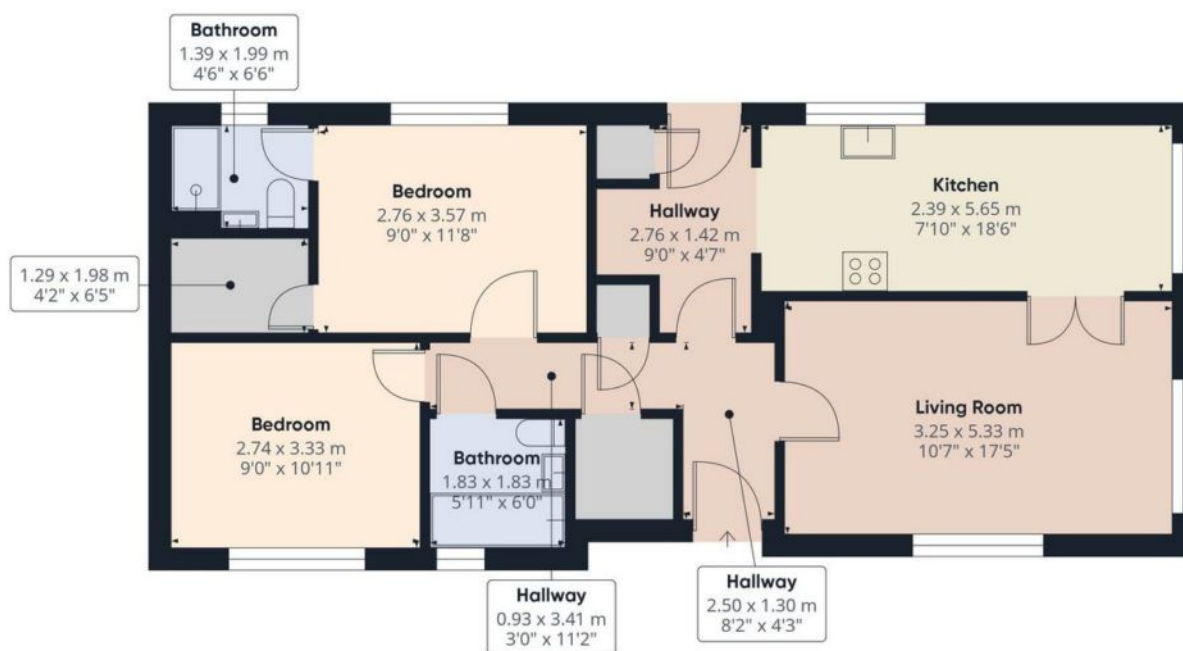












Approximate total area⁽¹⁾
74.3 m²
801 ft²

(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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