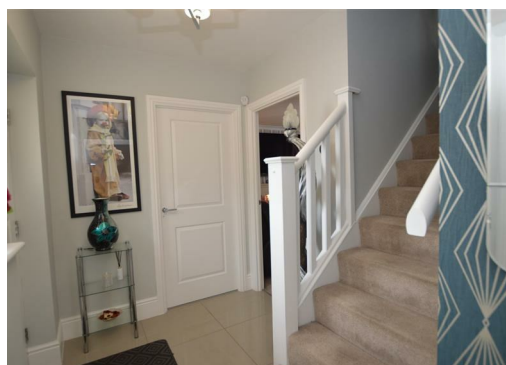




**Redwood Drive, Blackpool, FY4 5GJ**

**£359,995**

\* Fabulous Family Home situated in an excellent location \* Close to motorway links \* Great size plot \* Double drive with double garage \*





# 6 Redwood Drive, Blackpool, FY4 5GJ

## PARAGRAPH

For sale is an immaculate, detached property, ideally suited for families or home movers looking for a generously sized residence in a well-connected location. This property boasts an EPC rating of C and falls within council tax band E.

The interior of the house is beautifully presented, with a total of four bedrooms, each room offering built-in wardrobes for ample storage. The first bedroom is a spacious double room with an en-suite shower room. The remaining three bedrooms are also double in size.

The property also offers three reception rooms, each with distinct features. The first room houses a cosy fireplace, perfect for relaxing evenings in. The second room is ideally suited as an office, offering a quiet space for work or study. The third reception room/conservatory has a lovely view of the garden.

The kitchen is a sight to behold, designed in an open-plan style with built-in larder style unit housing integrated appliance. There is also ample space for dedicated dining. The cooking area is perfect for those who enjoy entertaining, as it allows for seamless interaction with guests.

The property has two bathrooms, catering to the needs of a large family or accommodating guests plus the added benefit of a ground floor w/c. The exterior of the house also has a lot to offer, with a garage for secure parking and a garden for outdoor enjoyment.

## ENTRANCE HALLWAY

Access to all ground floor accommodation. Tiled flooring.

## LOUNGE 4.69 x 4.43

Rear facing. Generous size reception room. Feature fireplace. Sliding patio door. Carpet flooring.

## KITCHEN / DINING ROOM 7.17 x 4.37 x 3.01 (L-shaped)

Rear and side facing. Base units with work surfaces over incorporating sink unit with mixer tap and drainer. Larder style wall unit with integrated oven and microwave. Integrated hob and dishwasher. Recessed spotlights. Tiled flooring. Space for dining table and chairs. French doors.

## UTILITY ROOM 7'7" x 5'1" (2.32 x 1.57)

Side facing. Base units with work surfaces over incorporating sink unit with mixer tap and drainer. Boiler. Tiled flooring. Door to side of the property.

## CONSERVATORY 13'5" x 13'4" (4.11 x 4.07)

Rear facing. Views over rear garden. Laminate flooring. French doors opening out to the garden area.

## GROUND FLOOR W/C 6'0" x 4'0" (1.84 x 1.24)

Front facing. Two-piece suite comprising of wash hand basin and w/c. Tiled flooring.

## LANDING

Access to all first floor accommodation. Carpet flooring.

## BEDROOM 1 12'0" x 11'2" (3.67 x 3.41)

Front facing. Fitted wardrobes. Carpet flooring.

## BEDROOM 2 12'9" x 10'9" (3.91 x 3.30)

Front facing. Fitted wardrobes. Carpet flooring.

## BEDROOM 3 9'1" x 7'8" (2.79 x 2.35)

Rear facing. Fitted wardrobes. Carpet flooring.

## BEDROOM 4 8'9" x 7'3" (2.69 x 2.21)

Rear facing. Fitted wardrobes. Carpet flooring.

## BATHROOM 8'2" x 5'9" (2.51 x 1.76)

Rear facing. Fitted with a three-piece suite comprising of bath, w/c and wash basin. Tiled flooring.

## EXTERNAL REAR

Fence enclosed rear garden with composite decking and artificial laid to lawn area with shrubs and borders.

## EXTERNAL FRONT

To the front there is a double driveway for off road parking with a double garage. Paved pathway to front entrance door to the property.

## OFFICE / STUDY 9'7" x 7'10" (2.93 x 2.39)

Front facing. Laminate flooring.

## EN-SUITE SHOWER ROOM

Front facing. Fitted with a three-piece suite comprising of shower cubicle, w/c and wash basin. Tiled flooring.







