



Pollen Gardens, Warton, Preston, PR4 1LT

- Immaculately Presented Three Bedroom Detached Family Home
- Approx 3 years Old With NHBC Warranty
- Front Lounge With Lovely Open Views
- Off Road Parking And Detached Garage
- Short Drive To Lytham And The Fylde Coast
- Sought After Beaumont Green Development
- Fantastic Open Plan Living Dining Kitchen
- Stunning Recently Landscaped Rear Garden
- Close to BAE Systems
- View Early !!!!!!

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Nestled in the sought after Beaumont Green Development in Warton, Tempo are delighted to present this fantastic 3 bedroom detached family home. The property is situated in a peaceful neighbourhood, ideal for families and individuals alike, offering a sense of community and security. Briefly comprising: entrance hall, ground floor WC, front lounge, open plan rear living dining kitchen, master bedroom with en-suite, 2 further bedrooms and family bathroom. USB sockets to most rooms, excellent uninterrupted views, driveway and detached garage and a stunning rear garden, recently landscaped to a very high standard. Early viewing highly recommended !!!



Council Tax Band: D

Tenure: Freehold



Entrance Hall

Composite front door opens to the entrance hall. Turned spindled stairs to first floor, new flooring and graphite vertical radiator. Doors to:-

Ground Floor WC

Frosted UPVC window to the front. Refitted Two piece suite comprising : Ceramic hand washbasin mounted onto floating shelf with free standing satin black mixer tap and low level push button WC flush. Matching satin black radiator and flooring.

Lounge

14'5" x 12'2" to bay

This bright sitting room is designed for comfort with soft, plush carpeting . The room benefits from two windows including a bay that allow plenty of daylight to flood in, and affords excellent open views. A perfect spot to relax or entertain guests.

Living Dining Kitchen

21'6" x 17'3"

This modern family room offers an open-plan kitchen and living dining area and features an abundance of natural light through three skylights, window to the side and French doors that lead to the garden. The kitchen boasts stylish grey cabinetry with wooden worktops and integrated appliances, larder fridge freezer, auto dishwasher and including a built in eye level double oven and new induction hob with extractor and glass splashback plate.. A central island with a 1.5 bowl sink offers additional workspace and storage, while space for a dining table with invites family meals and social gatherings. The Amtico flooring is a warm wood effect that complements the contemporary decor. A useful built in utility cupboard houses the central heating boiler and plumbing for auto washer.

First Floor Landing

Aforementioned stairs to the ground floor with spindled balustrade. Built in airing cupboard and loft access hatch. Doors to:-

Bedroom 1

11'6" x 10'2"

This Master Bedroom offers a calm and restful space with dual aspect windows allowing for ample natural light. Fitted mirrored wardrobes and radiator.

Bedroom 2

11'2" x 8'6"

Further Double room with two windows provide plentiful daylight, and a radiator sits beneath one window. Fitted mirrored wardrobes.

En Suite

3'11" x 10'2"

This bathroom is fitted with contemporary white sanitary ware including a toilet and a rectangular basin set on a wall-mounted vanity unit. It also features a walk-in shower with glass screen and a heated towel rail. Wooden effect flooring and neutral tiled walls create a warm yet clean look, enhanced by a frosted window that allows natural light to brighten the space.

Bedroom 3

7'1" x 8'6"

A compact and peaceful bedroom or office space featuring a window with a radiator beneath.

Family Bathroom

7'10" x 6'11"

The family bathroom features a white panelled bath with an overhead shower and a glazed screen, alongside a push button WC flush and a vanity hand wash basin with storage below. The walls around the bath are tiled in a soft neutral tone, complementing the wooden effect flooring. A window sits above the bath, offering natural light and ventilation, while the room's overall design is fresh and functional.

Front Exterior

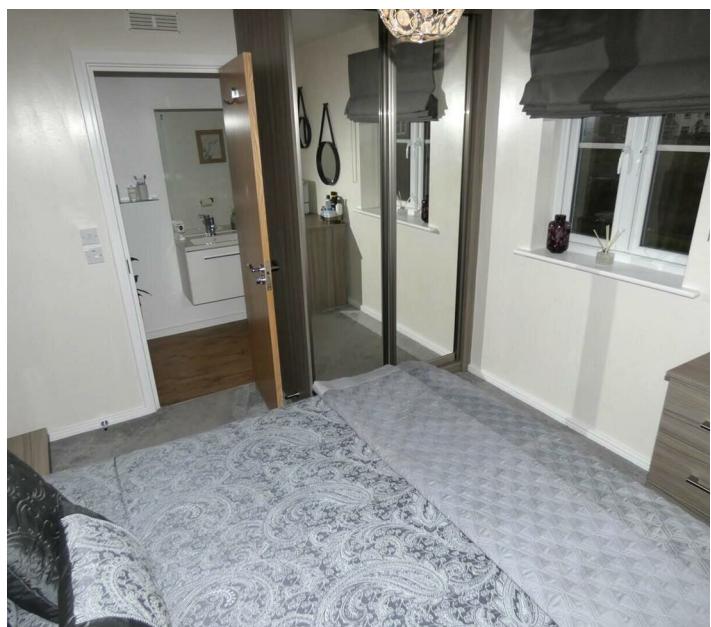
This exterior view of the property shows a modern detached house with red brick walls and white-framed windows. The front door is a bold red, framed by a small canopy, and the garden is edged with neat low hedging and gravel beds. The house has a pitched roof with grey tiles and is situated on a quiet residential street with similar homes nearby and uninterrupted open views.

Side and Rear Exterior

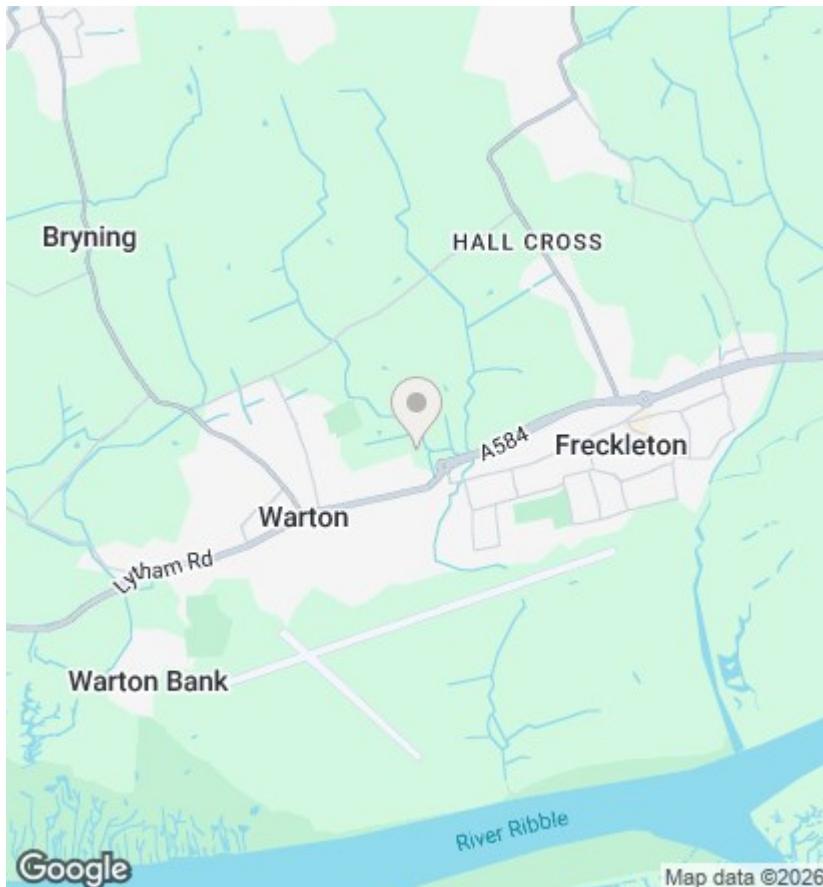
From this angle, the property's side and rear elevations can be seen, featuring red brick walls and pitched tiled roofs. A good sized driveway provides ample off road parking and there is a detached garage with a pitched roof and a gate giving access to the rear garden, which is bordered by fencing and mature planting for privacy.

Rear Garden

The rear garden has been recently landscaped to a very high standard and is a low-maintenance. Porcelain paving and raised railway sleeper flower beds create a fantastic outdoor space, ideal for sitting out, dining and entertaining guests. The garden is enclosed by brick walls and fencing for privacy.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

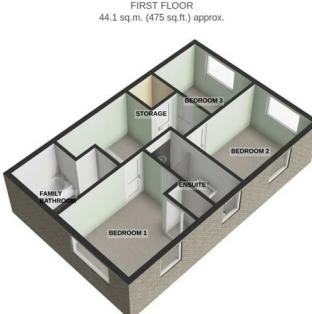
Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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