



Trefoil Close | | Thornton - Cleveleys | FY5 2ZN

£279,950

 **TAMARA SAMUELS**
The Home of Signature Properties

Trefoil Close |
Thornton - Cleveleys | FY5 2ZN
£279,950

- Beautifully presented three-bedroom detached family home
- Spacious lounge/dining room and separate summer room
- Master bedroom with fitted furniture and private en-suite
- Fully refurbished ground-floor W.C.
- Detached garage with electric remote-controlled door, power and lighting
- Desirable corner cul-de-sac position off Pheasants Wood Drive
- Modern fitted kitchen with integrated appliances
- Fully refurbished contemporary family bathroom
- Generous private printed concrete driveway providing ample parking
- Attractive landscaped rear garden with lawn and paved seating areas

Kitchen

11'7" x 16'8" (3.54m x 5.08m)

Modern fitted kitchen with a range of white units and contrasting work surfaces, together with a generous under-stairs storage cupboard/larder. Appliances include a freestanding double oven with gas hob and glass cover, built-in extractor fan, integrated fridge freezer, dishwasher, washing machine and tumble dryer. Finished with laminate flooring, recessed lighting and plug sockets with integrated USB charging ports.



Inside, the home continues to impress with a bright, modern interior and well-proportioned rooms throughout.



Lounge/Diner

10'0" x 22'11" (3.05m x 6.99m)

A generous reception room with ample space for both lounge and dining furniture. Carpeted throughout, with selected USB sockets and access through to the summer room.

Summer Room

12'0" x 10'11" (3.65m x 3.33m)

A bright additional reception space overlooking the rear garden, with extensive glazing and French doors providing direct access outside.

W.C.

Fully refurbished to a contemporary finish, with a modern W.C., wash basin with fitted storage, chrome heated towel rail and laminate flooring.

Hallway

Entered through a composite front door, with laminate flooring and stairs leading to the first floor.

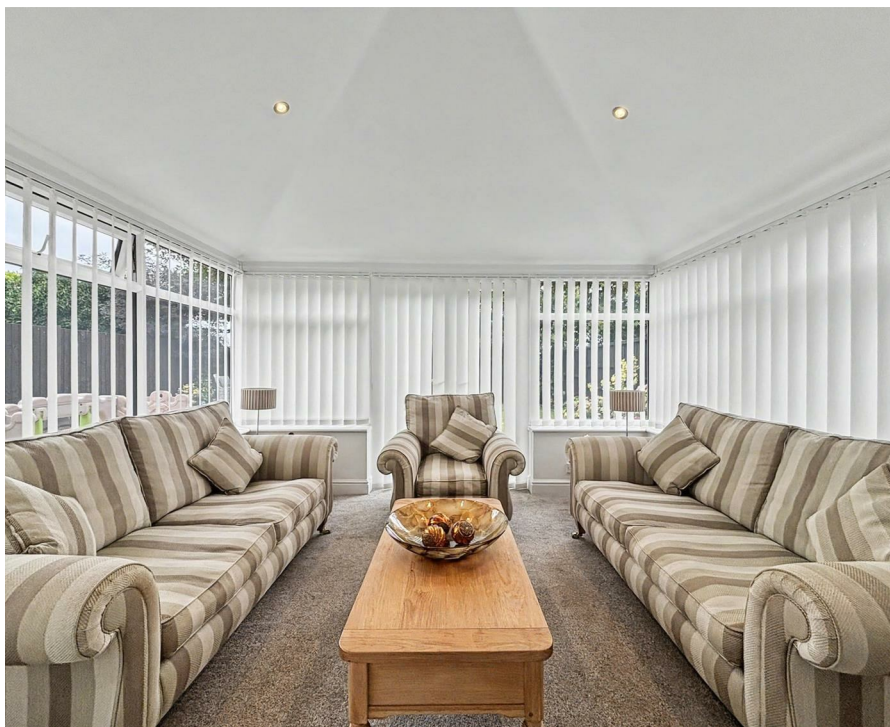
Landing

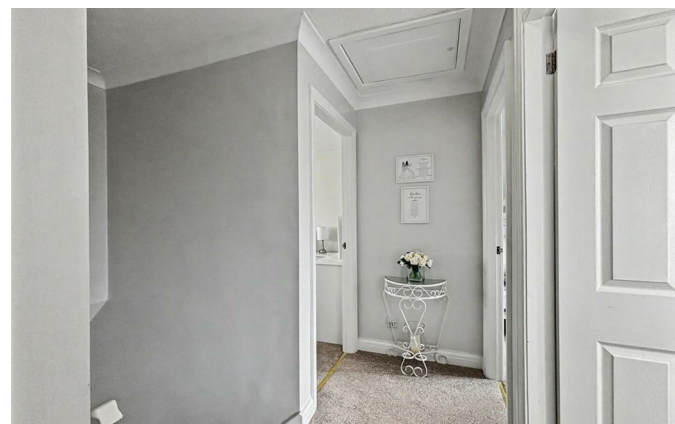
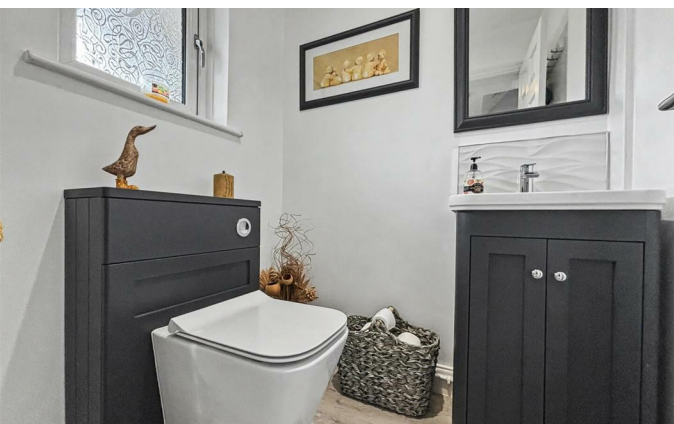
A central landing provides access to all three bedrooms and the family bathroom, together with a useful built-in storage cupboard. A loft hatch with pull-down ladder provides convenient access to a boarded loft space, offering additional storage.

Master Bedroom

9'10" x 11'7" (2.99m x 3.53m)

A well-presented double bedroom with an extensive range of fitted wardrobes, storage and dressing furniture, together with a private en-suite.





En Suite

5'8" x 6'2" (1.73m x 1.89m)

Fitted with a corner shower enclosure, W.C. and wash basin.

Bedroom 2

8'1" x 11'11" (2.46m x 3.63m)

A well-proportioned double bedroom with fitted mirrored wardrobes and a neutral carpeted finish.

Bedroom 3

8'5" x 10'0" (2.56m x 3.06m)

A versatile third bedroom, ideal as a child's bedroom, guest room or home office.

Bathroom

7'1" x 6'3" (2.17m x 1.91m)

Fully refurbished to a stylish contemporary standard, with bath and shower attachment, W.C., wash basin with fitted storage, modern tiling, chrome heated towel rail and laminate flooring.

Rear Garden

An attractive landscaped garden combining a well-kept lawn with paved patio and seating areas. Exterior power and garden lighting are also provided, with gated access to both sides and space for bin storage.

Front Exterior

Set on a generous corner plot with lawn and established planting, complemented by a large private printed concrete driveway providing ample off-road parking and access to the detached garage.

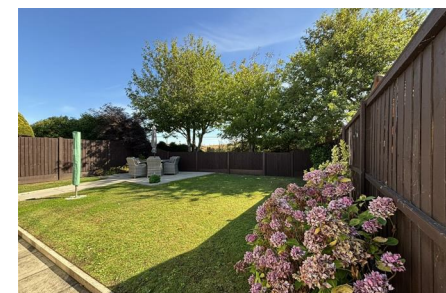
Garage

8'4" x 19'4" (2.53m x 5.90m)

Fitted with an electric remote-controlled door, power sockets and lighting, with an additional external socket and outside light.



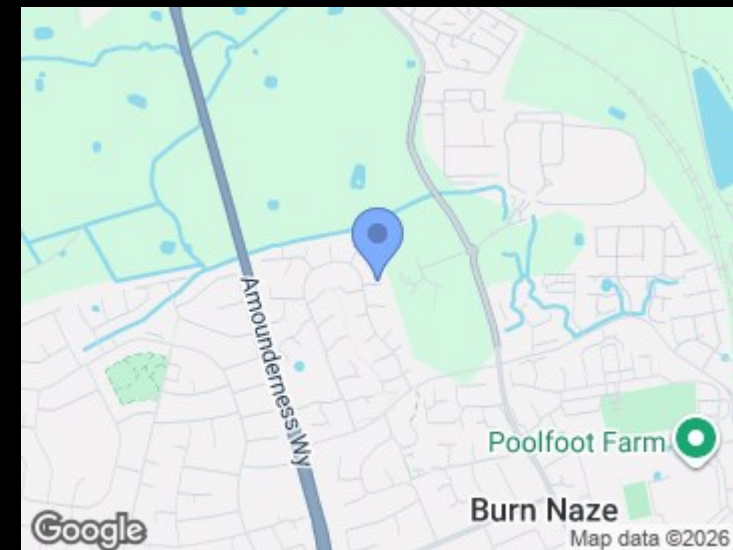
With stylish interiors, generous living space and a well-maintained exterior, this is a home designed to be enjoyed both inside and out.



Approx Gross Internal Area
120 sq m / 1293 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band D EPC Rating C

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