



21 GREEN DRIVE POULTON-LE-FYLDE FY6 8DP



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Asking Price £630,000

- ULTRA MODERN DETACHED FAMILY HOME RENOVATED TO AN EXCEPTIONAL STANDARD
- SPACIOUS OPEN PLAN KITCHEN/DINER
- HIGH SPECIFICATION KITCHEN FEATURING QUALITY UNITS, ELEGANT QUARTZ WORKTOPS AND FEATURE ISLAND WITH INTEGRATED APPLIANCES
- FOUR GENEROUS DOUBLE BEDROOMS
- TWO GROUND FLOOR BATHROOMS AND ONE UPSTAIRS BATHROOM
- STYLISH FORMAL LOUNGE WITH CONTEMPORARY MEDIA WALL
- LANDSCAPED REAR GARDEN WITH COVERED PORCELAIN PATIO
- SPACIOUS DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING AND DETACHED GARAGE
- UNDER FLOOR HEATING TO GROUND FLOOR
- EPC: C
- GARDEN ROOM
- VIEWING HIGHLY RECOMMENDED





*** INDIVIDUALLY DESIGNED, ULTRA MODERN HOME FINISHED TO A HIGH SPECIFICATION, THIS IS A MUST SEE. ***

THIS BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WHICH HAS RECENTLY UNDERGONE A FULL RENOVATION. THE RESULT, A STUNNING FAMILY PROPERTY FINISHED TO AN EXCEPTIONAL STANDARD BY THE CURRENT OWNERS.

PROVIDING HIGHLY EFFICIENT AND SPACIOUS ACCOMMODATION THROUGHOUT FEATURING A STUNNING OPEN PLAN KITCHEN/ RECEPTION SPACE, FORMAL LOUNGE, FOUR GENEROUS DOUBLE BEDROOMS AND THREE BATHROOMS.

IMPRESSIVE REAR GARDEN FEATURING A USEFUL GARDEN ROOM / OFFICE, GARAGE SPACE AND PORCELAIN PATIO SEATING AREA. SPACIOUS DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING.

SITUATED JUST OFF HARDHORN ROAD CLOSE TO POULTON TOWN CENTRE AND WITHIN EASY REACH OF ALL LOCAL AMENITIES, SCHOOLS, TRANSPORT SERVICES AND MOTORWAY ACCESS.





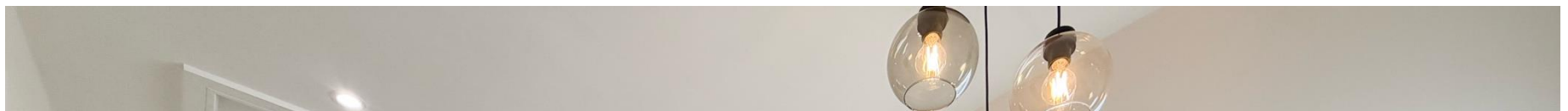
Ground floor: Entrance vestibule leading into the spacious hallway with good sized storage cupboard.

Positioned to the front of the property is a beautifully appointed lounge featuring a stunning media wall with contemporary panelling, LED lighting and an electric fireplace.

The rear of the property offers an impressive open plan living, dining kitchen with a range of high-quality contemporary wall and base units complimented by a central island and elegant fugenstone quartz worktops. A comprehensive range of integrated Neff appliances include a double oven, induction hob, dishwasher and microwave. A useful utility/pantry leads off the kitchen, and bi fold doors lead into the garden.

The ground floor of the property offers two good sized bedrooms, the bedroom to the rear has a sleek, part tiled shower room with a wall hung vanity unit and patio doors leading into the garden.

The ground floor bathroom suite is fully tiled and offers both a double ended bath and free-standing shower unit, a wall hung vanity unit and LED illuminated mirror.





To the first floor there is a stylish staircase with metal balustrade leading to a bright and spacious landing which lends itself to be used as a home office or study area. Two large first floor bedrooms both features fitted sliding wardrobes with dressing tables and access to eaves storage. A further family bathroom completes this floor with double ended bath, shower and vanity wash basin.

Gardens, Grounds & Lifestyle Features

The beautifully landscaped rear garden offers a fantastic combination of contemporary style and practical outdoor living. Featuring a well-maintained lawn, attractive planted borders and extensive charcoal grey porcelain paving, the garden provides plenty of space for relaxing, entertaining and outdoor dining. A stylish covered patio area with a modern flat roof, white pillars and timber-effect decking creates a sheltered seating area, ideal for enjoying the garden throughout the seasons.

The garden is fully enclosed by timber fencing, providing privacy, while the spacious paved areas wrap around the property and complement the exterior. Good size garage with summer house attached, perfect for outdoor entertainment.

BI folding doors from the house offer a seamless connection between indoor and outdoor living, making this an inviting and versatile space for families and entertaining alike.





GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.

1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.

OUTBUILDING
199 sq.ft. (18.5 sq.m.) approx.

SERVICES: All mains' services are connected, gas central heating and double-glazing.

COUNCIL TAX BAND: The property is listed online as Council Tax Band D (Wyre Council)

EPC RATING: C

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By telephone appointment strictly through the Agents' office and is an absolute must.



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