



**3 PARTRIDGE CLOSE,
 POULTON-LE-FYLDE,
 FY6 8GX**

£525,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



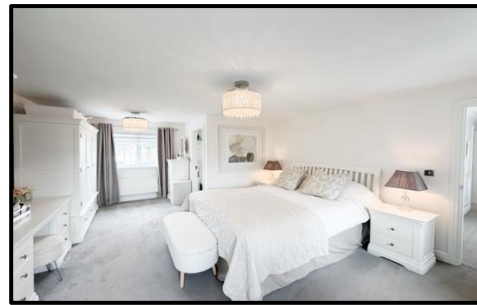
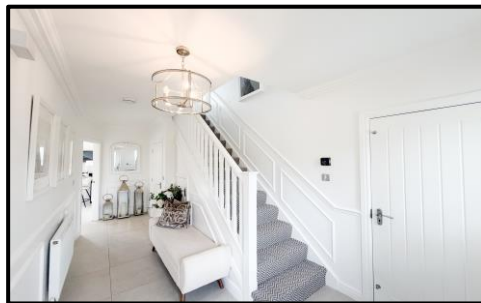
15a Chapel Street, Poulton Le Fylde, FY6 7BQ
 01253 894494
 sales@butson.co.uk

Show Home Style Four Bedroom Detached Family Property....

Nestled in a highly sought-after cul-de-sac position at the bottom end of Hardhorn Road, this exceptional four-bedroom detached family home offers the perfect blend of modern living, ready to walk into décor and location. Built by Wain Homes to their popular 'The Whitemoor' design, this property sits adjacent to open green space, offering a degree of privacy and a leafy outlook. A must view property provides a dedicated home office and an invaluable utility room.

VIEWING HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY

- **Premium Location:** Positioned in a quiet cul-de-sac at the bottom of the highly desirable Hardhorn Road, within walking distance of Poulton-le-Fylde's vibrant town centre, popular schools, and train station.
- **The Whitemoor Design:** A coveted Wain Homes build known for its balanced layout and spacious proportions.
- **Dual-Aspect Lounge:** Features two prominent box bay windows that maximize natural light.
- **Open-Plan Hub:** A spectacular family kitchen and dining room with French doors to the garden.
- **Clever Garage Conversion:** Split to create a distinct, quiet home office and a separate utility/study room.
- **Four Good-Sized Bedrooms:** Including a spacious master bedroom with a dedicated en-suite.
- **Landscaped Gardens:** Secure rear garden featuring a premium patio, brick boundary wall, and a high degree of privacy.
- **Idyllic Plot:** Situated immediately adjacent to protected open green space.



ACCOMODATION: Ground Floor Living Space provides a welcoming entrance hallway that leads into a generously proportioned lounge. This bright and airy living space provides plenty of natural light, courtesy of its striking dual aspect featuring two box bay windows and feature fireplace. Across the back of the home, you will find the open-plan family dining kitchen. A great space combining a contemporary fitted kitchen with ample room for a large dining table and seating. French doors open out directly onto the rear garden, providing indoor and outdoor living. Off the hallway you access the converted back of the garage which provides a useful utility room and study area. A practical downstairs cloakroom/WC completes the main ground floor footprint. To the first floor, the landing opens to four well-proportioned bedrooms. The master suite is complete with its own private, modern en-suite shower room. The remaining three bedrooms are well-served by a contemporary family bathroom, providing plenty of space for a growing family or visiting guests.

GARDENS AND EXTERIORS: The property enjoys a beautifully landscaped, private rear garden that has been thoughtfully designed to create an exceptional outdoor entertaining and relaxation space. The garden enjoys a sunny aspect and has been designed to be both low maintenance and highly functional, seamlessly blending open lawn, entertaining terraces and dedicated seating areas to create a versatile outdoor space suitable for modern family living.

SERVICES: All main services are connected, gas central heating.

COUNCIL TAX BAND: The property is listed as Council Tax Band F (Wyre Borough Council)

EPC: B

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

VIEWING: By appointment strictly through agents' office.