



Elm Close | | Poulton-Le-Fylde | FY6 8FU

£395,000

 **TAMARA SAMUELS**

*The Home of Signature Properties*

Elm Close |  
Poulton-Le-Fylde | FY6 8FU  
£395,000

- Detached Redrow 'Shaftesbury' home
- Prime corner plot with private, sunny garden
- Amtico flooring (lifetime warranty) to key areas
- Principal bedroom with stylish en-suite
- Driveway parking & brick-built garage
- Sought-after location in Poulton-le-Fylde
- Impressive open-plan kitchen / dining / living space
- Four well-proportioned bedrooms
- Separate lounge with dual aspect windows
- Turn-key condition, ready to move straight into

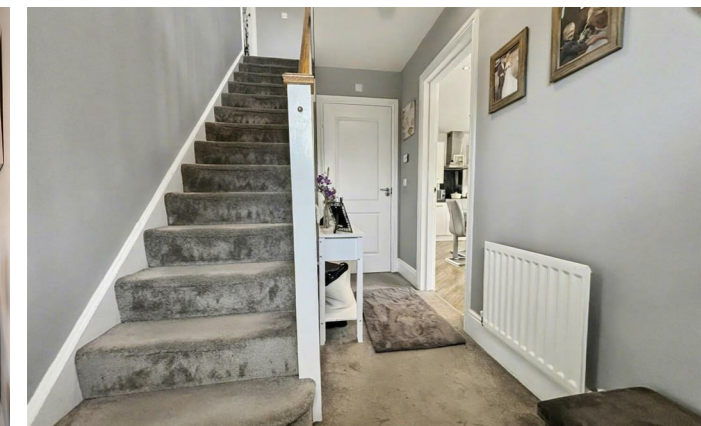
### Lounge

10'8" x 19'8" (3.26m x 6.00m)

A generous dual-aspect reception room, filled with natural light and offering a comfortable space separate from the main living area.

### Entrance

A bright and welcoming entrance, providing access to all ground floor rooms and staircase to the first floor.



The accommodation is well laid out, with spacious rooms and a layout that works effortlessly for modern living.



### **Kitchen/Diner/Family Room**

10'10" x 23'1" (3.30m x 7.04m)

The standout feature of the home—an impressive open-plan kitchen, dining and living space designed around modern living. The kitchen is fitted with a full range of units, integrated appliances and generous work surfaces, with clearly defined areas for dining and relaxation. Doors open directly onto the garden, enhancing the sense of space and light while creating a natural flow for entertaining. Finished with premium Amtico flooring, this is a space that delivers both style and functionality at the centre of the home.

### **Utility**

6'0" x 5'3" (1.83m x 1.61m)

A practical separate space with additional sink, appliance space and external access.

### **W.C.**

5'9" x 3'0" (1.76m x 0.91m)

Conveniently located and finished with Amtico flooring, comprising WC and wash hand basin.

### **Master Bedroom**

10'11" x 10'10" (3.32m x 3.30m)

A well-proportioned principal bedroom, offering a private and comfortable retreat.

### **En Suite**

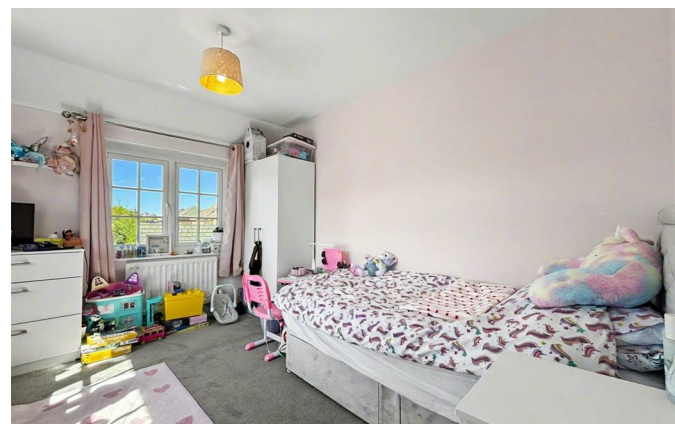
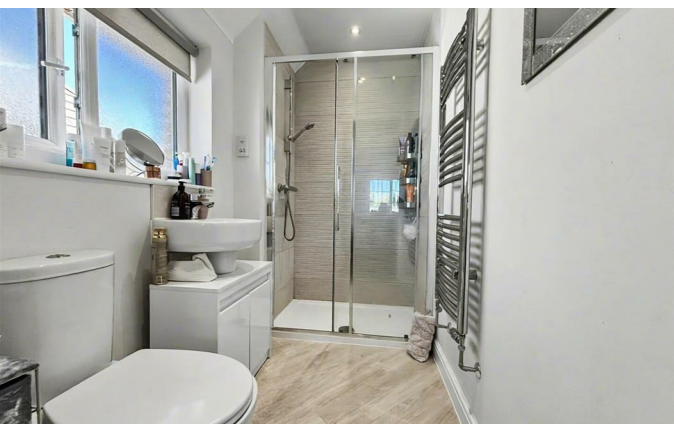
7'4" x 4'2" (2.23m x 1.28m)

A modern suite with walk-in shower, wash hand basin and WC. Finished with Amtico flooring.

### **Bedroom 2**

11'0" x 8'10" (3.36m x 2.69m)

A bright double bedroom with dual aspect windows.



### Bedroom 3

10'8" x 8'10" (3.25m x 2.68m)

A further well-sized bedroom overlooking the front.

### Bedroom 4

9'7" x 7'11" (2.93m x 2.41m)

.A versatile fourth bedroom, ideal as a guest room, nursery or home office.

### Bathroom

7'4" x 5'7" (2.24m x 1.71m)

The family bathroom features modern fittings including a white bath with an overhead shower, a wash basin and a toilet. The walls are partially tiled in neutral tones, complementing the light flooring. The room is brightened by a window, making it a fresh and practical space.

### Landing

A spacious landing with access to all bedrooms, storage cupboard and loft.

### Exterior

Occupying a prime corner plot, the property benefits from a wrap-around frontage and a private, sunny side garden with patio and low-maintenance lawn—ideal for outdoor dining and everyday use.

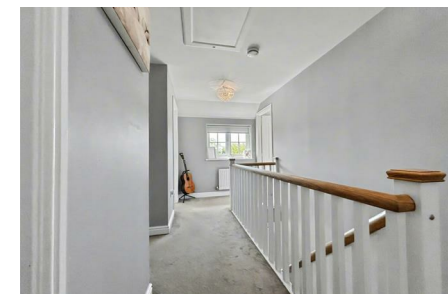
Driveway parking leads to a brick-built single garage with power and lighting.

### Bathroom

A modern three-piece suite comprising bath with shower over, wash hand basin and WC. Finished with Amtico flooring.



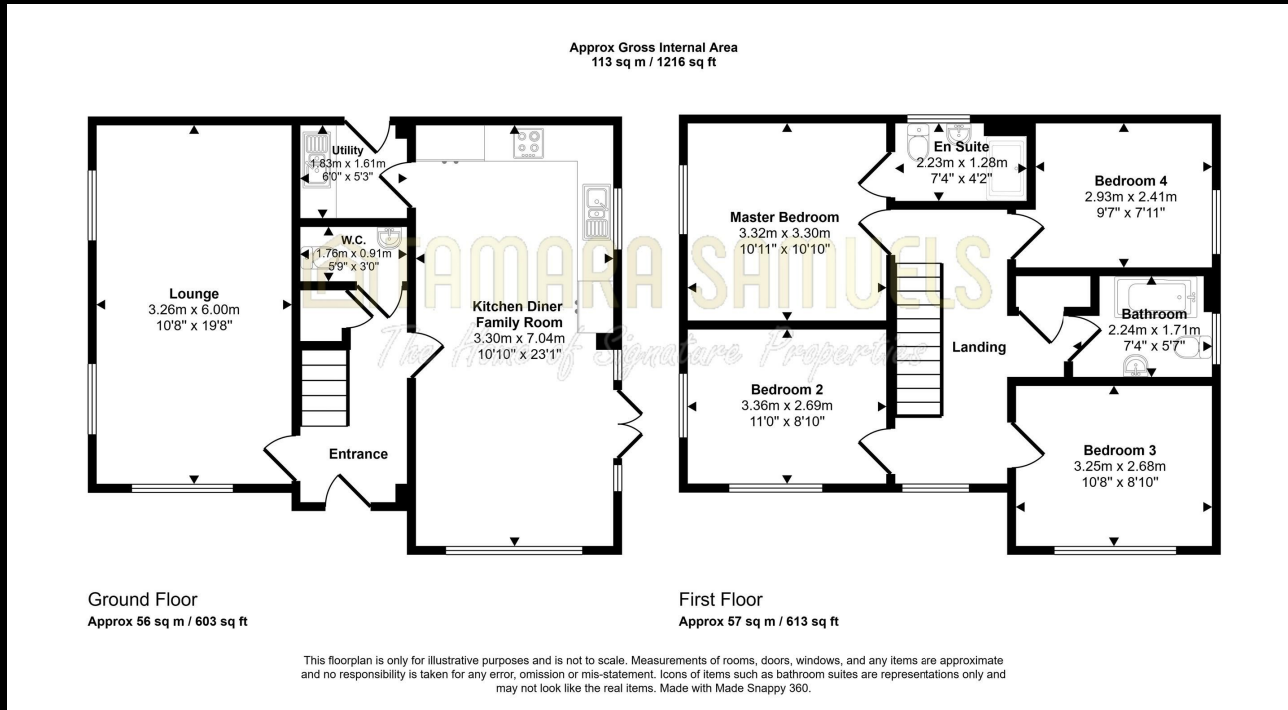
The result is a home that feels both spacious and easy to live in.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Council Tax Band E    EPC Rating B



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01253 963066  
info@tamarasamuelsproperty.co.uk  
www.tamarasamuelsproperty.co.uk