



Victoria Gardens, Victoria Road West | Thornton-Cleveleys | FY5 3PZ

£325,000

 **TAMARA SAMUELS**  
*The Home of Signature Properties*

Victoria Gardens, Victoria Road West

Thornton-Cleveleys | FY5 3PZ

- Detached true bungalow in an exclusive gated development
- Spacious rear lounge with French doors to the garden
- Two double bedrooms with fitted furniture
- Four-piece bathroom & en suite with underfloor heating
- Beautifully landscaped rear garden
- Approx. 970 sq ft of beautifully presented accommodation
- Generous modern kitchen diner
- Principal bedroom with en suite shower room
- Private south-facing front garden
- Detached brick garage & off-road parking

### Kitchen Diner

15'11" x 10'10" (4.85m x 3.29m)

Spacious kitchen diner fitted with an extensive range of contemporary wall and base units with complementary work surfaces and under-unit lighting. Integrated NEFF appliances include double oven, induction hob, extractor, fridge, freezer, dishwasher and microwave, with ample space for a dining table.



A thoughtfully designed home with space, style and quality throughout.



### Lounge

16'0" x 14'5" (4.88m x 4.39m)

Generously proportioned rear reception room with windows providing plenty of natural light and French doors opening directly onto the landscaped rear garden.

### Master Bedroom

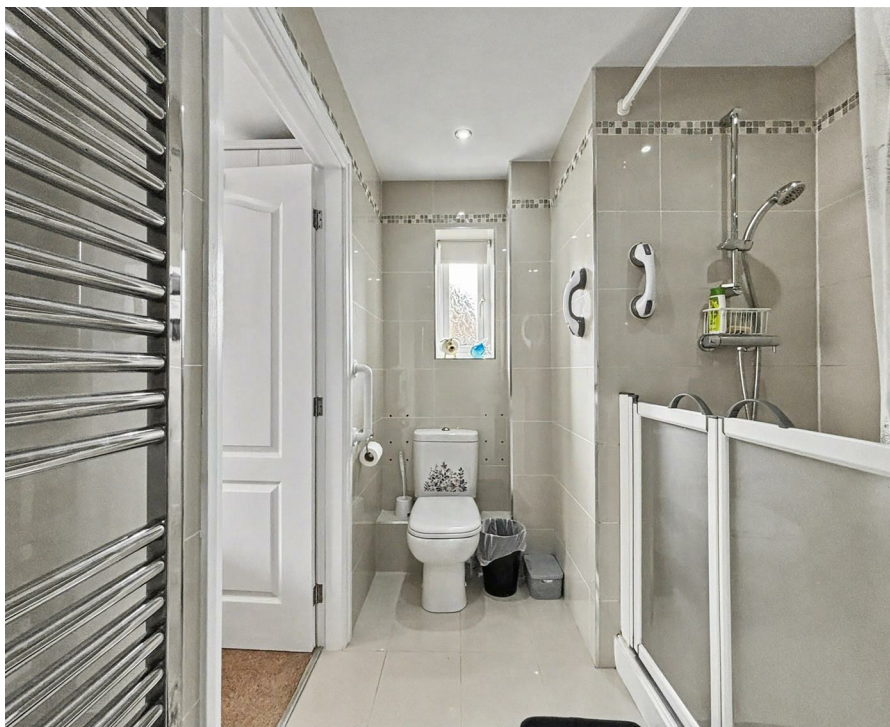
11'3" x 14'10" (3.44m x 4.53m)

Generous double bedroom positioned to the front of the property, featuring a bay window and a range of fitted bedroom furniture. Door leading to the private en suite.

### En Suite

10'0" x 6'4" (3.04m x 1.93m)

Well-appointed en suite with double shower enclosure, wash basin and WC, beautifully tiled throughout with underfloor heating, recessed spotlights and heated towel rail.



### Bedroom 2

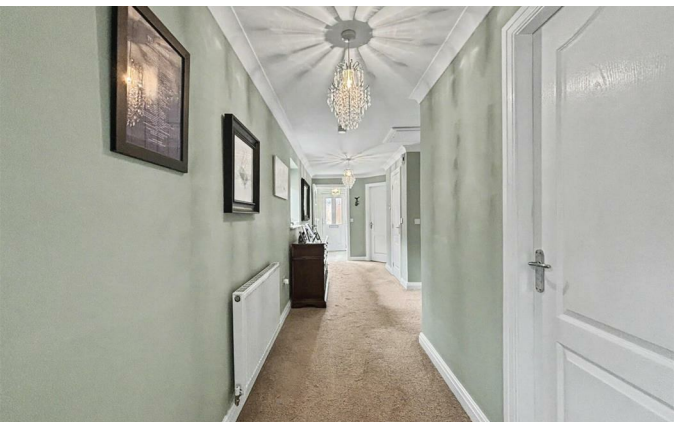
10'11" x 9'0" (3.33m x 2.75m)

Well-proportioned second double bedroom with fitted furniture, offering flexibility for use as a guest bedroom, dressing room or home office.

### Bathroom

8'2" x 6'5" (2.50m x 1.95m)

Generous four-piece bathroom with bath, separate double shower enclosure, wash basin and WC. Beautifully tiled throughout with underfloor heating, recessed spotlights and heated towel rail.



### Hallway

A spacious central hallway providing access to the bedrooms, bathroom and main living accommodation, with useful built-in storage and access to the loft.

### Entrance Porch

Entrance through a composite front door into a welcoming porch, with an internal door leading into the main hallway.

### Rear Garden

Beautifully landscaped and enclosed rear garden with a lawn, paved patio and established planted borders, providing an attractive and low-maintenance space for outdoor seating and entertaining. Gated access leads around the side of the property to the front.

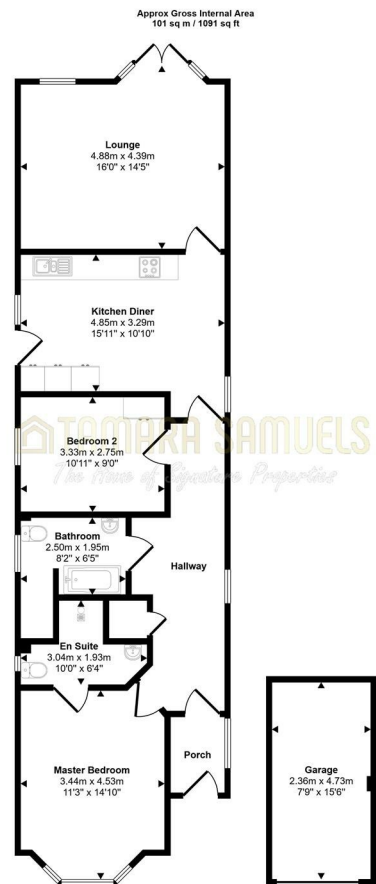
### Front Exterior

Private south-facing front garden with established planting and lawn, set within the attractive gated Victoria Gardens development.

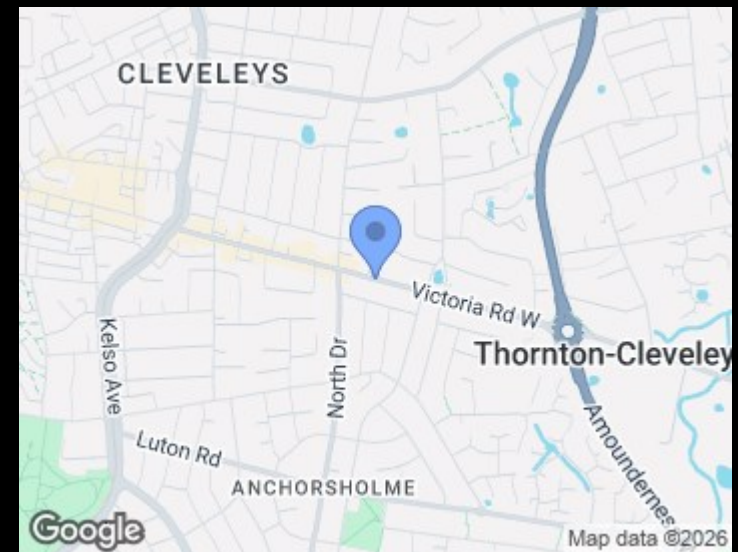


A beautifully presented bungalow in a fantastic Cleveleys location.





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 Snaggy 360.



#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</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 D    EPC Rating

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