



4 The Laurels, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers in Region of **£575,000**

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Welcome to The Laurels, an exclusive enclave of just five detached homes, where this exceptional four-bedroom residence presents a rare opportunity to secure a premium address in a tranquil, private setting. This beautifully extended and fully refurbished home (completed in 2024) is meticulously designed for modern family living and effortless entertaining. Step inside the welcoming entrance hallway, where you will find a spacious lounge, a separate cinema room or snug for cosy evenings, and a stylish ground floor WC. The heart of the home is the outstanding open plan kitchen, dining, and living area, featuring a Schuller German kitchen with premium AEG integrated appliances, quartz worktops, a hidden butler cupboard with extending counter space, and a Quooker hot tap. Sliding patio doors seamlessly connect the indoors to the garden, while a wood burning stove adds warmth and character. The utility room offers practical convenience, and the garage incorporates a versatile office or additional room to suit your needs. Upstairs, the master suite boasts a luxurious en-suite and a walk-in wardrobe, complemented by three further double bedrooms and a contemporary family bathroom.

The outside space is equally impressive, designed for both relaxation and entertaining. The east-facing rear garden is private, enclosed, and beautifully landscaped, providing a secure haven for children and pets. A covered outdoor living area allows for year-round enjoyment, whether hosting summer barbeques or unwinding in the evening. The composite fencing ensures privacy and low maintenance, while a shed fitted with lighting and a durable fibre glass roof offers excellent storage options. Aluminium guttering with LED spotlights adds a touch of contemporary style and enhances security. The driveway accommodates up to three vehicles and is equipped with an EV charger, in addition to the garage. The peaceful setting of The Laurels offers the best of both worlds – a friendly community atmosphere, within easy reach of local amenities (including a gym just three minutes away), Poulton town centre, schools, and parks are just a short walk away. This is a home where every detail has been thoughtfully considered, promising a lifestyle of comfort, convenience, and understated luxury.

A Vendors Perspective On What Makes This Property Special

There are houses that look good in photographs, and then there are homes that simply work for the way families actually live. 4 The Laurels manages to do both





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Entrance Hallway
14' 11" x 6' 10" (4.55m x 2.09m)

Cinema Room/Snug
11' 2" x 10' 11" (3.40m x 3.34m)

Lounge
14' 11" x 9' 5" (4.55m x 2.86m)

Ground Floor WC
3' 4" x 3' 9" (1.02m x 1.15m)

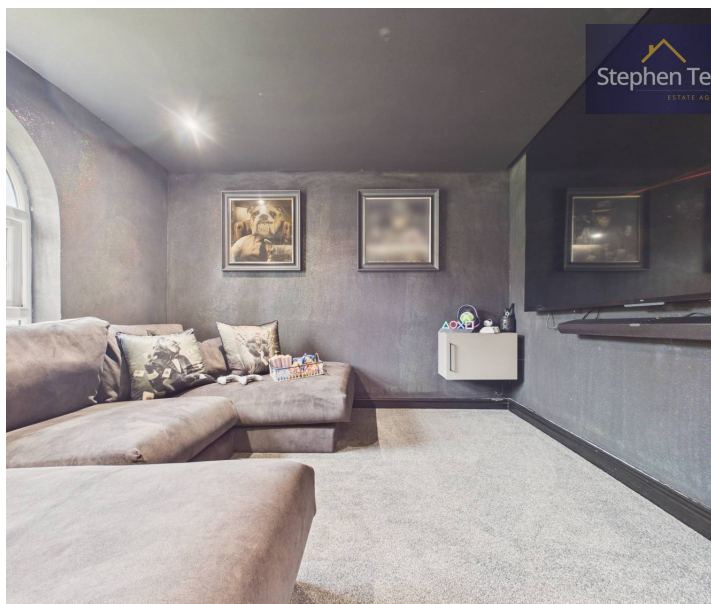
Open Plan Kitchen/Dining/Living Area
22' 10" x 28' 9" (6.95m x 8.77m)

Utility Room
8' 0" x 10' 10" (2.44m x 3.30m)

Storage
23' 0" x 4' 6" (7.00m x 1.36m)

Landing
17' 8" x 7' 1" (5.38m x 2.15m)

Bedroom 1
13' 3" x 11' 3" (4.05m x 3.44m)



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Walk In Wardrobe
10' 9" x 5' 4" (3.28m x 1.63m)

En-Suite
6' 6" x 10' 6" (1.98m x 3.20m)

Bedroom 2
11' 5" x 11' 8" (3.47m x 3.56m)

Bedroom 3
9' 4" x 10' 7" (2.84m x 3.23m)

Bedroom 4
8' 2" x 10' 8" (2.49m x 3.24m)

Bathroom
7' 7" x 10' 6" (2.30m x 3.20m)

Office



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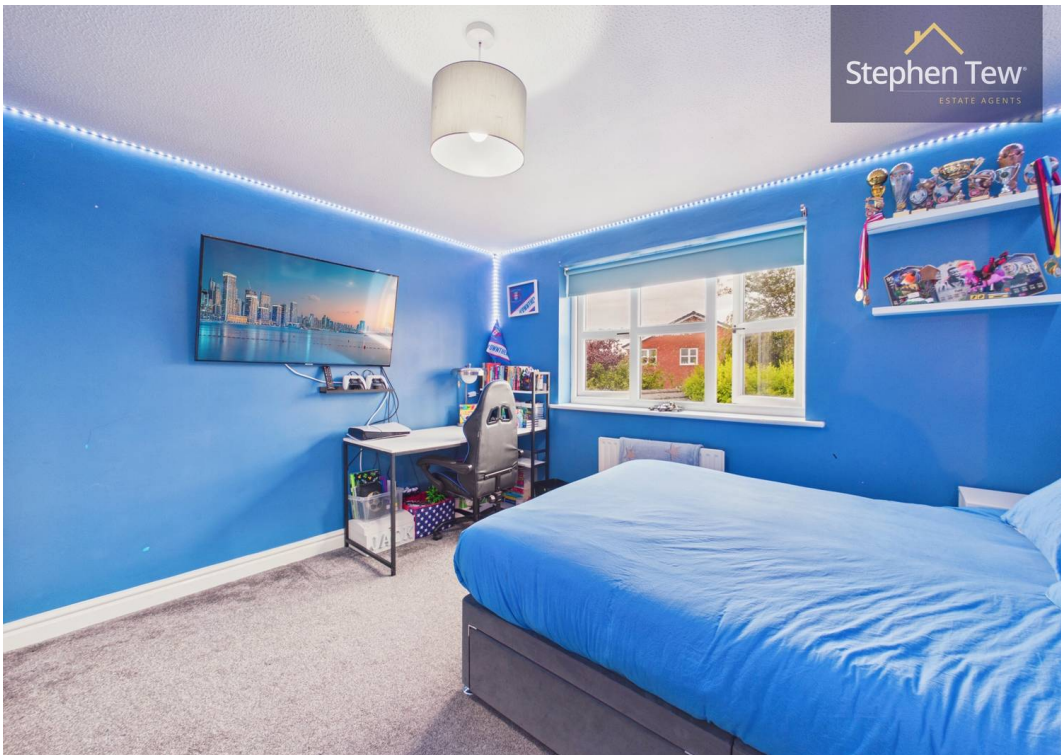
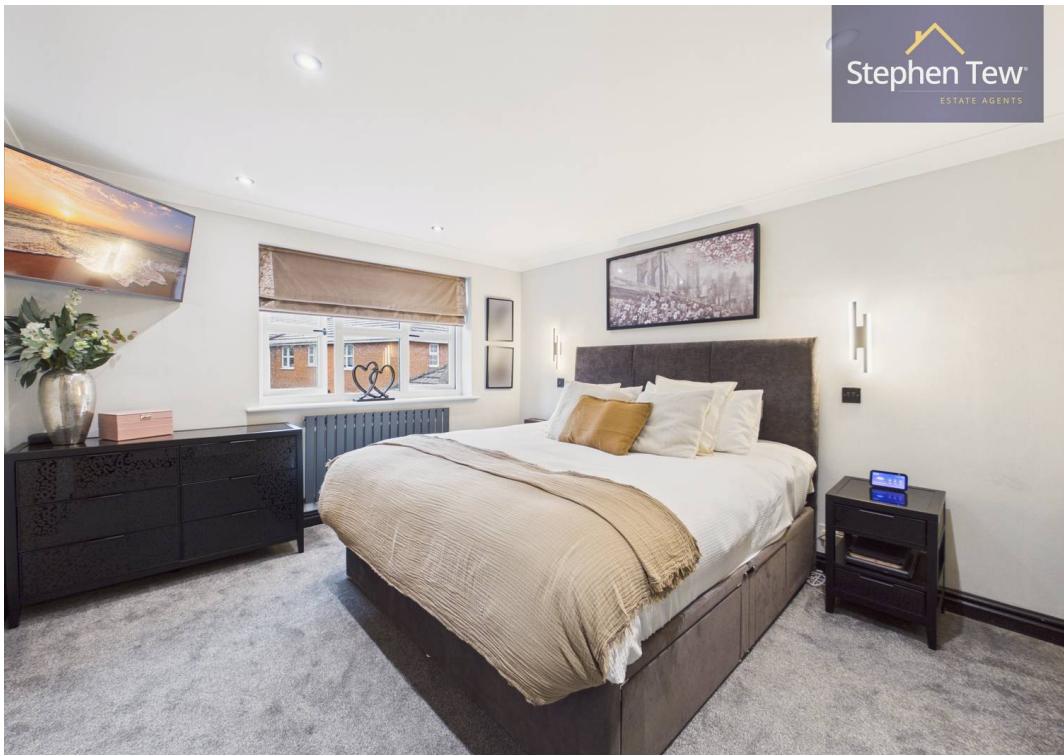
Office



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REAR GARDEN

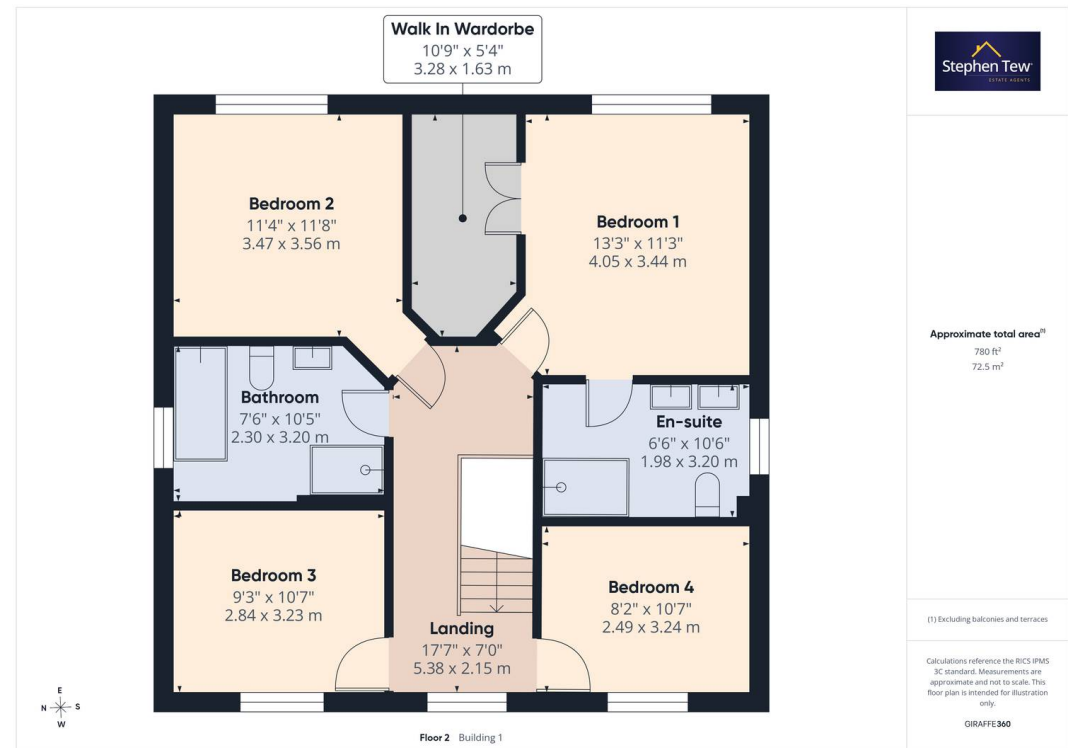
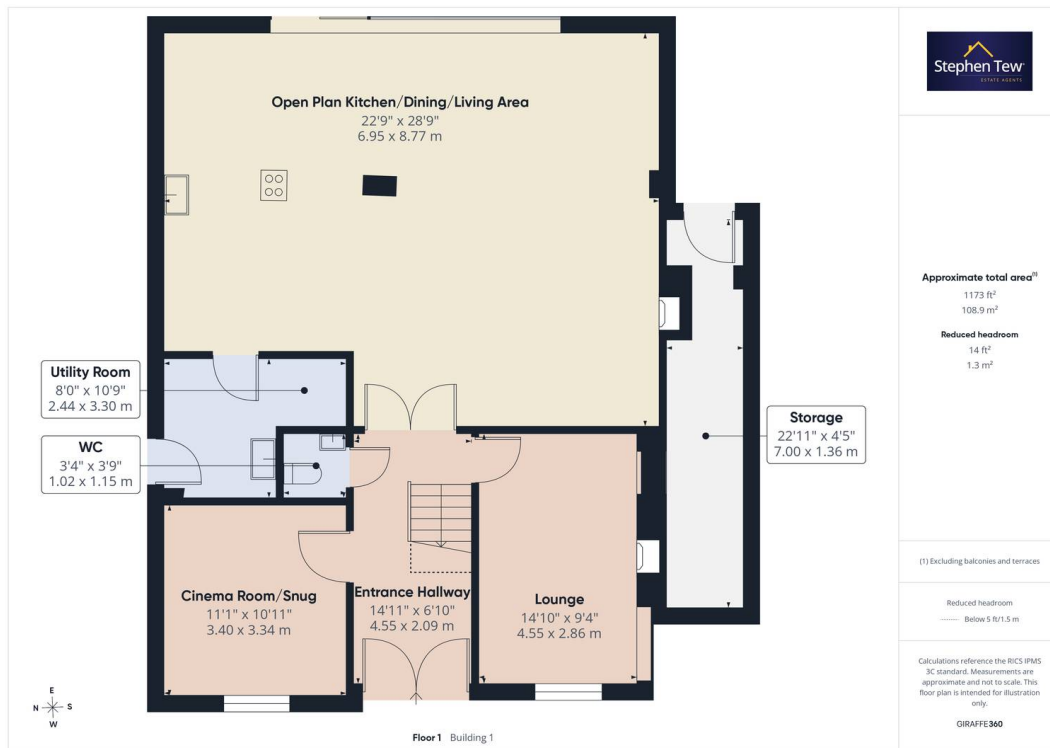
DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage







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