



**35 Benedict Drive, Blackpool**

Blackpool

Offers Over **£400,000**

# 35 Benedict Drive

## Blackpool

This beautifully presented and extended four-bedroom detached house is set within a highly sought-after location, offering contemporary design and exceptional comfort throughout. Upon entering, you are welcomed by a spacious hallway leading to a stylish lounge, a convenient ground floor WC, and a versatile office, ideal for home working. The heart of this impressive home is the open plan kitchen, dining, and living area, which was thoughtfully extended in 2022 to create a light-filled space perfect for modern family life. Here, you will find integrated appliances, a striking media wall, and wide sliding rear doors that seamlessly connect the indoors with the garden. Upstairs, the landing gives access to four generously sized double bedrooms, including a master suite with its own en-suite shower room. The family bathroom is finished to a high standard, and additional storage is available in the partially boarded loft, accessed via a pulldown ladder. The property benefits from gas central heating, uPVC double glazing, and a recently serviced boiler (October 2025). Residents enjoy the added security of being part of a Neighbourhood Watch group, as well as ample parking with both a driveway and on-street options. The attached garage provides further storage. With no properties to the rear, the home enjoys a peaceful setting while remaining close to Poulton town centre.

The outside space is equally impressive, with a private and enclosed north-west facing rear garden offering a tranquil retreat and picturesque views of the Lake District in the distance. This thoughtfully landscaped area is perfect for entertaining, family gatherings, or simply relaxing in the fresh air. The garden is equipped with both hot and cold taps, providing added practicality for outdoor tasks or pet care. Mature planting and secure fencing ensure both privacy and security, while the open aspect to the rear enhances the sense of space and freedom. The driveway at the front of the property allows for off-street parking, and the garage offers additional storage solutions or potential for a workshop space. With no neighbouring properties behind, you can enjoy uninterrupted sunsets and a peaceful environment. The proximity to local amenities, reputable schools, and excellent transport links makes this home an outstanding choice for families seeking both luxury and convenience in a prime residential setting.

Council Tax band: E

Tenure: Leasehold





#### Hallway

6' 9" x 8' 11" (2.05m x 2.71m)

#### Lounge

11' 7" x 13' 9" (3.53m x 4.18m)

#### Ground Floor WC

6' 9" x 2' 10" (2.05m x 0.86m)

#### Open Plan Kitchen/Dining/Living Area

22' 7" x 30' 3" (6.89m x 9.22m)

#### Office

9' 9" x 8' 7" (2.98m x 2.62m)

#### Utility Room

6' 8" x 5' 0" (2.04m x 1.53m)

#### Landing

10' 7" x 6' 2" (3.22m x 1.87m)

#### Bedroom 1

11' 11" x 13' 11" (3.63m x 4.23m)

#### En-suite

6' 10" x 5' 1" (2.08m x 1.55m)

#### Bedroom 2

9' 5" x 11' 1" (2.86m x 3.37m)

#### Bedroom 3

9' 9" x 9' 6" (2.96m x 2.89m)

#### Bedroom 4

7' 2" x 12' 0" (2.19m x 3.66m)

#### Bathroom

5' 11" x 8' 11" (1.81m x 2.72m)

#### Loft

#### Garage

7' 1" x 8' 5" (2.15m x 2.56m)





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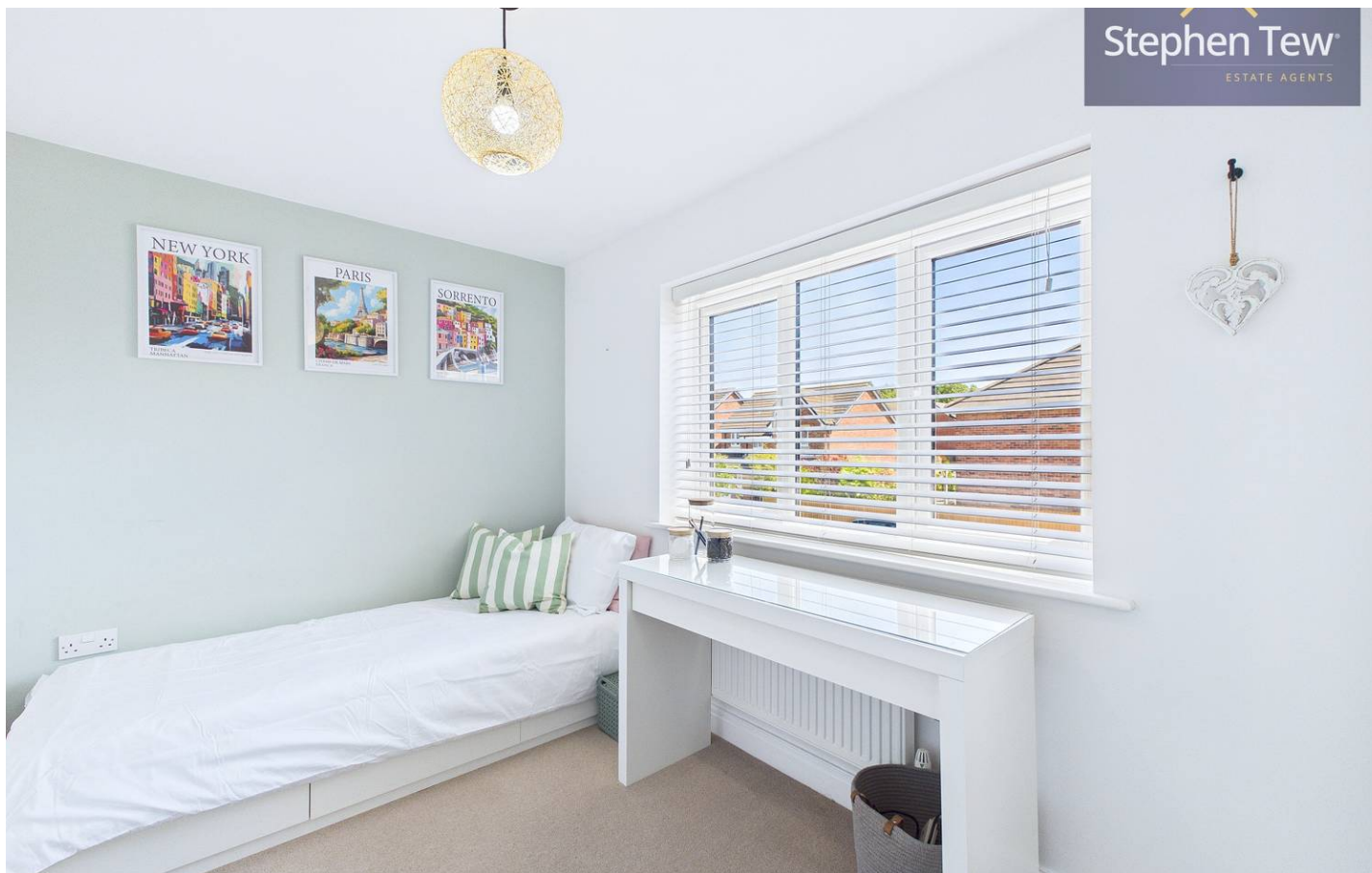


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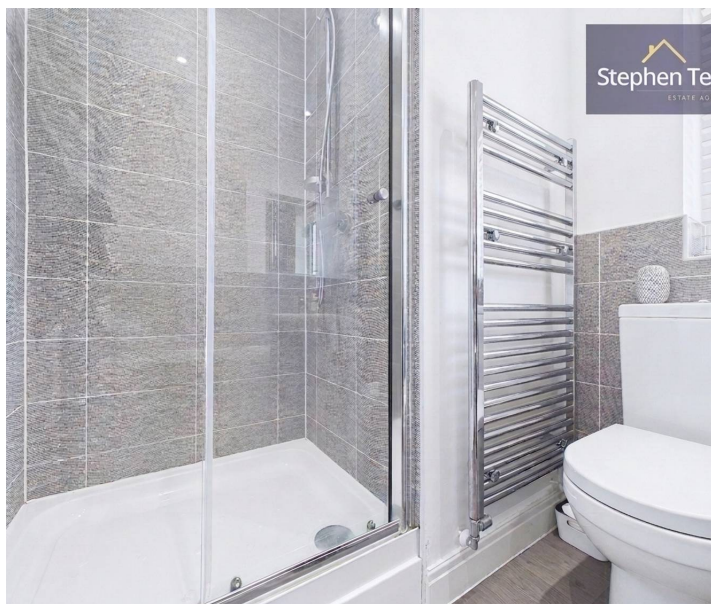
**REAR GARDEN**

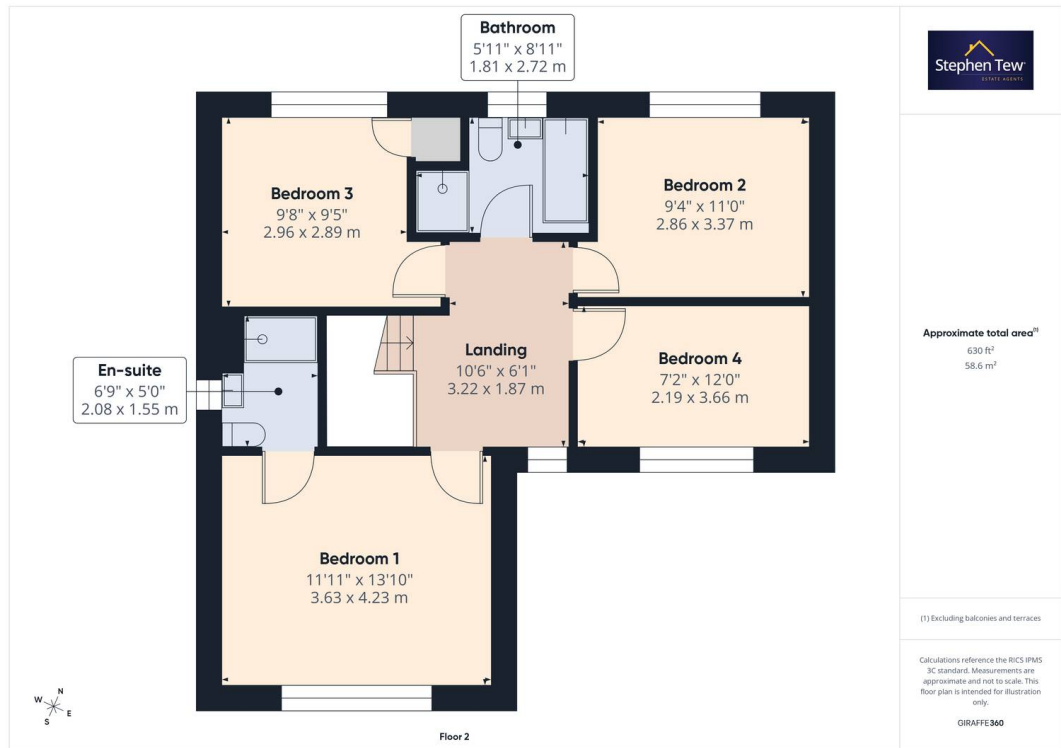
**DRIVEWAY**

2 Parking Spaces

**ON STREET**

2 Parking Spaces







## Stephen Tew Estate Agents

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