Road Map



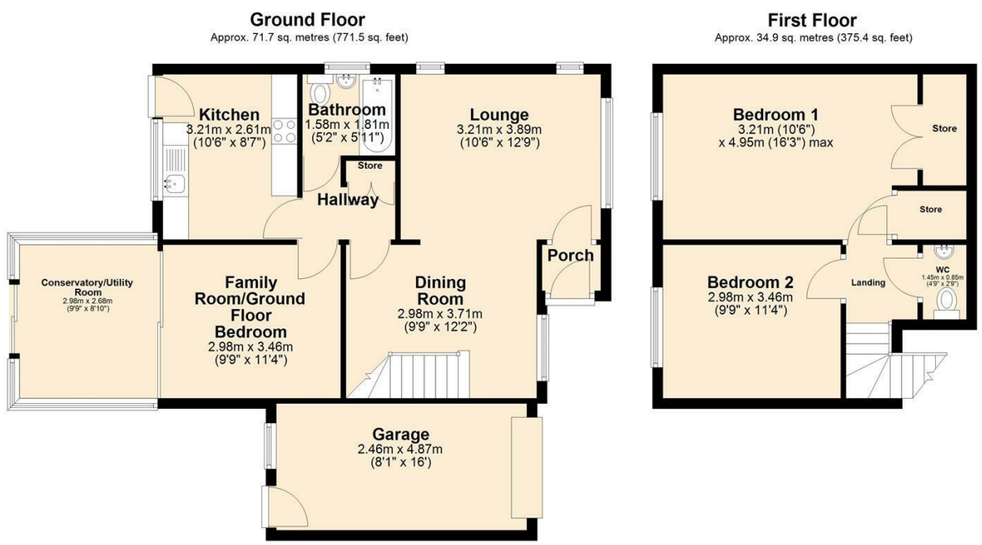
Hybrid Map



Terrain Map



Floor Plan

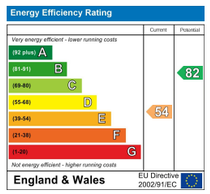


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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74 Winchester Drive

, Poulton-Le-Fylde, FY6 7PS

£225,000

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74 Winchester Drive

, Poulton-Le-Fylde, FY6 7PS

£225,000





Introduction
A Charming Dormer Bungalow with Stunning Open Views Over Fields

Nestled within a peaceful cul-de-sac on the sought-after Winchester Drive in Poulton-le-Fylde, this delightful detached dormer bungalow offers an appealing combination of versatile living accommodation, modern comfort and beautiful open views over surrounding fields.

The property welcomes you with a spacious open-plan lounge and dining area, creating a wonderful space for both relaxing and entertaining. The well-appointed kitchen provides a practical and complementary space, while a second reception room offers excellent flexibility, having previously been used as a bedroom. This room leads through to a bright and airy conservatory, where you can sit back, unwind and enjoy the pleasant outlook over the rear garden.

To the first floor are two generously proportioned double bedrooms, together with a useful separate WC. The family bathroom is conveniently located on the ground floor.

Externally, the property enjoys gardens to both the front and rear. The rear garden is a particular highlight, boasting attractive open aspects across neighbouring fields and providing a peaceful setting in which to enjoy the outdoors. Further benefits include a single garage and a private driveway offering off-road parking for up to two vehicles.

Ideally positioned in a quiet residential location, yet within easy reach of Poulton-le-Fylde's local amenities, shops and transport links, this versatile home would make an excellent purchase for families, couples or those looking to downsize without compromising on space.

A wonderful opportunity to acquire a detached bungalow in a peaceful setting, with flexible accommodation, attractive gardens and stunning countryside views. Early viewing is highly recommended.

Porch
Door to side providing access from front driveway. Internal door leading into Lounge.
Access to meter cupboards

Lounge
12'9" x 10'6"
UPVC double glazed windows to front and side. Open access through to Dining Room. Wood effect laminate flooring, ceiling light and radiator.

Dining Room
12'2" x 9'9"
UPVC double glazed window to front. Open staircase leading to first floor landing. Wood effect laminate flooring, ceiling light and radiator.

Inner Hallway
Access through to all ground floor rooms. Storage cupboard. Wood effect laminate flooring and ceiling light.

Kitchen
10'6" x 8'6"
UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Ceramic electric hob with extractor fan above and electric oven beneath. Plumbed for washing machine. Stainless steel sink unit with mixer tap above. UPVC door to rear leading to rear garden. Wood effect laminate flooring, ceiling light and radiator.

Bathroom
5'11" x 5'2"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel 'P' shaped bath with rainfall shower head above, pedestal wash hand basin and low flush WC. Tiled walls and floors, ceiling light and ladder style towel heater.

Family Room/Ground Floor Bedroom
11'4" x 9'9"
Metal framed sliding glass door to rear leading into Conservatory/Utility Room. Wood effect laminate flooring, ceiling light and radiator.

Conservatory/Utility Room
9'9" x 8'9"
UPVC double glazed windows to side and rear. UPVC sliding door to rear. Base units housing fridge/freezer and vented tumble dryer. Tiled floor and radiator.

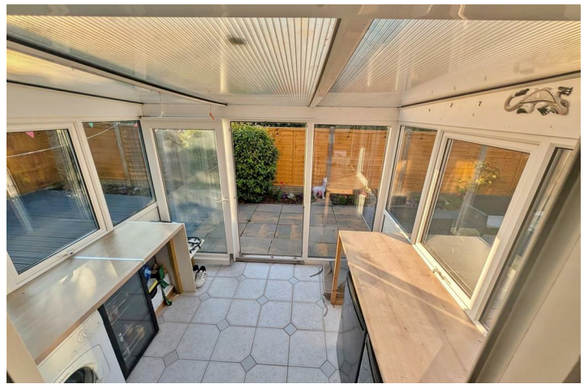
First Floor Landing
Access via open stair case from Dining Room. Access to all first floor rooms. Carpet and ceiling light.

Bedroom One
16'2" x 10'6"
UPVC double glazed window to rear with views overlook open fields. Wood effect laminate flooring, ceiling light and radiator. Storage cupboard. Cupboard housing combi boiler and providing access to boarded eaves loft space.

Bedroom Two
11'4" x 9'9"
UPVC double glazed window to rear with views overlook open fields. Wood effect laminate flooring, ceiling light and radiator

First Floor WC
Low flush WC and pedestal wash hand basin. Vinyl flooring and wall light.

Front Exterior
Driveway providing off road parking.
Timber build bin store.
Graveled front garden.
Gated side access to rear garden from both sides



Garage
UPVC rear door and Window. Up and over Garage to front
Power and lighting

Rear Exterior
2 large decked areas with central paved patio. Gravel path with paving stones.
Rear access to Garage and gated side access
Power for outside lights

Further Information
Tenure - Freehold
EPC Rating - E (from 2019)
Council Tax Band - D - Wyre Borough Council

Agent's Disclaimer
Imove Sales and Lettings, its employees, or a connected person has a personal/beneficial interest in the property located at 74 Winchester Drive, Poulton, FY6 7PS. This interest is disclosed in compliance with Section 21 of the Estate Agents Act 1979 and related regulations.
This disclosure is provided to ensure transparency and to make you aware of a potential conflict of interest. We advise all clients and relevant third parties to consider obtaining independent legal advice concerning this interest.
The agency remains committed to acting with honesty and fairness.