



Pheasants Wood | Thornton-Cleveleys | FY5 2AW

Offers in excess of £300,000

 **TAMARA SAMUELS**
The Home of Signature Properties

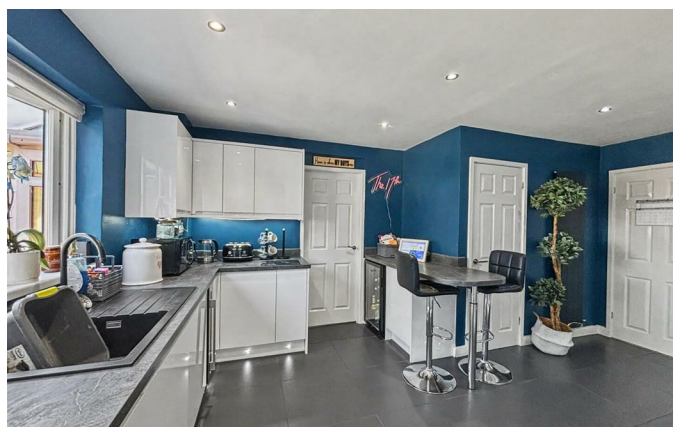
Pheasants Wood |
Thornton-Cleveleys | FY5 2AW
Offers in excess of £300,000

- Exceptional detached family home occupying a generous corner plot.
- Versatile Family Suite/Annexe with reception room, double bedroom and accessible wet room.
- Spacious open-plan lounge and dining room.
- Conservatory with approved Certificate of Lawfulness for a substantial orangery extension.
- Detached garage, generous driveway and provision for an electric vehicle charging point.
- Flexible 4/5 bedroom accommodation.
- Ideal for multi-generational living, guest accommodation or home working.
- Contemporary high-gloss kitchen with integrated appliances and wine fridge.
- Principal bedroom with en-suite shower room.
- Easterly facing, low-maintenance rear garden with two boarded loft storage areas.

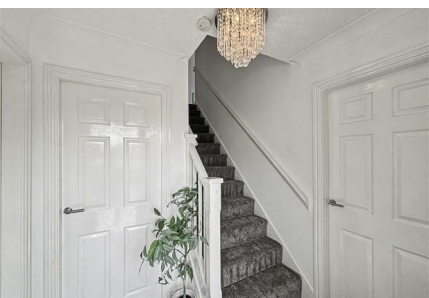
Kitchen

11'9" x 16'3" (3.57m x 4.96m)

A contemporary high-gloss fitted kitchen with an excellent range of wall and base units, complementary work surfaces and tiled flooring. Integrated appliances include a fridge freezer, dishwasher, integrated cooking appliances and a wine fridge, creating a practical yet stylish family kitchen.



More than just a family home, this exceptional detached property offers the space and flexibility to adapt as your lifestyle evolves.



Lounge/Diner

9'7" x 22'6" (2.93m x 6.85m)

A superb open-plan living space extending over 22 feet in length, providing clearly defined lounge and dining areas. Patio doors open into the conservatory, making this the ideal space for both everyday family life and entertaining.

Conservatory

9'7" x 9'10" (2.92m x 3.00m)

A bright additional reception room overlooking the rear garden. A Certificate of Lawfulness has been granted for its replacement with a substantial orangery, offering exciting potential to create an even larger open-plan living space.

Reception RM/Bedroom 5

9'9" x 11'9" (2.97m x 3.58m)

A spacious and incredibly versatile room offering a variety of uses including a second lounge, family room, home office or occasional additional sleeping accommodation. Together with the adjoining bedroom and wet room, this area also creates an excellent Family Suite/Annexe for multi-generational living.

Bedroom 4

10'0" x 8'2" (3.05m x 2.50m)

A generous double bedroom forming part of the Family Suite/Annexe, ideal for relatives, guests or independent living.

W.C.

Fitted with a low-level WC and wash hand basin.

En Suite (Ground Floor)

9'11" x 4'4" (3.02m x 1.31m)

Fitted with a level-access shower, wash hand basin and WC, creating practical and accessible accommodation.

Master Bedroom

9'10" x 15'2" (3.00m x 4.63m)

A spacious double bedroom with fitted mirrored wardrobes and the benefit of a modern en-suite shower room.

En Suite (Master Bedroom)

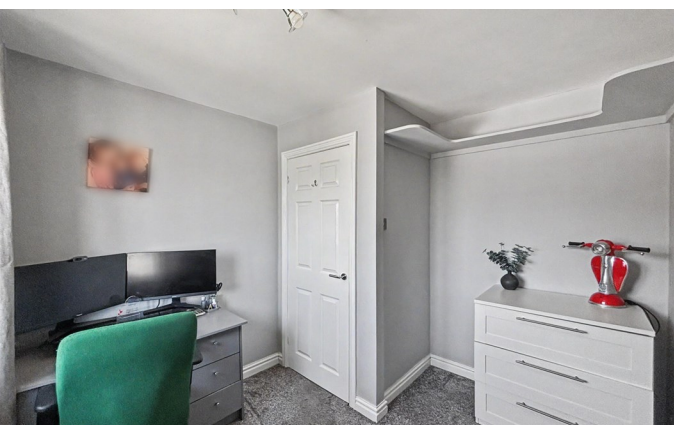
5'8" x 6'2" (1.73m x 1.88m)

Fitted with a shower enclosure, wash hand basin and WC.

Bedroom 2

8'0" x 12'1" (2.44m x 3.68m)

A generous double bedroom with 2 fitted double wardrobes and space for additional furniture.



Bedroom 3

8'5" x 9'1" (2.57m x 2.78m)

A further well-proportioned double bedroom overlooking the rear garden.

Hallway/Landing

Providing access to all first-floor rooms together with a loft hatch and pull-down ladder leading to a boarded loft. A second boarded loft is located above the Family Suite/Annexe, providing excellent additional storage.

Bathroom

7'2" x 5'8" (2.18m x 1.73m)

A modern suite comprising a panelled bath with shower over, wash hand basin and WC.

Garage

7'10" x 18'2" (2.40m x 5.54m)

A detached garage providing secure parking, workshop space or valuable additional storage.

Rear Garden

Occupying a generous corner plot, the property benefits from ample driveway parking leading to the detached garage. Wiring has been installed ready for an electric vehicle charging point should the next owner wish to install one. The enclosed rear garden enjoys an easterly aspect and has been designed for low-maintenance living with artificial lawn and paved seating areas, creating a wonderful outdoor space for relaxing or entertaining.

Front Exterior

A beautifully presented two-storey detached home with an attractive brick and render façade, set within a generous corner plot. The lawned frontage is enhanced by mature shrubs and established planting, giving the property excellent kerb appeal.

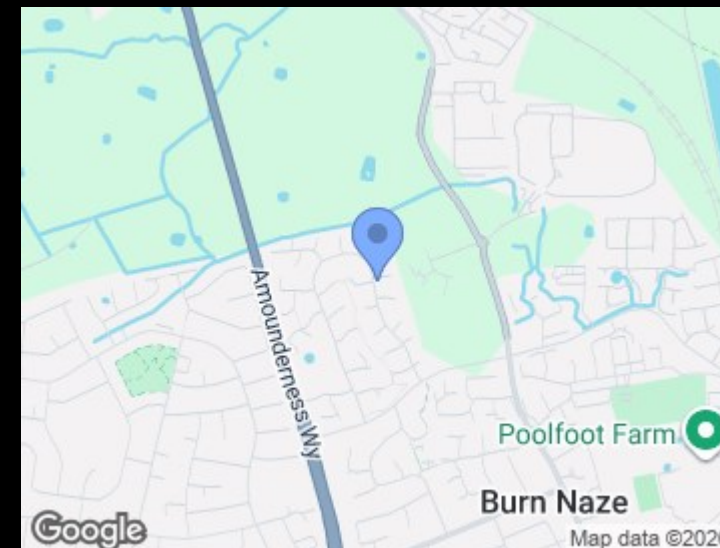
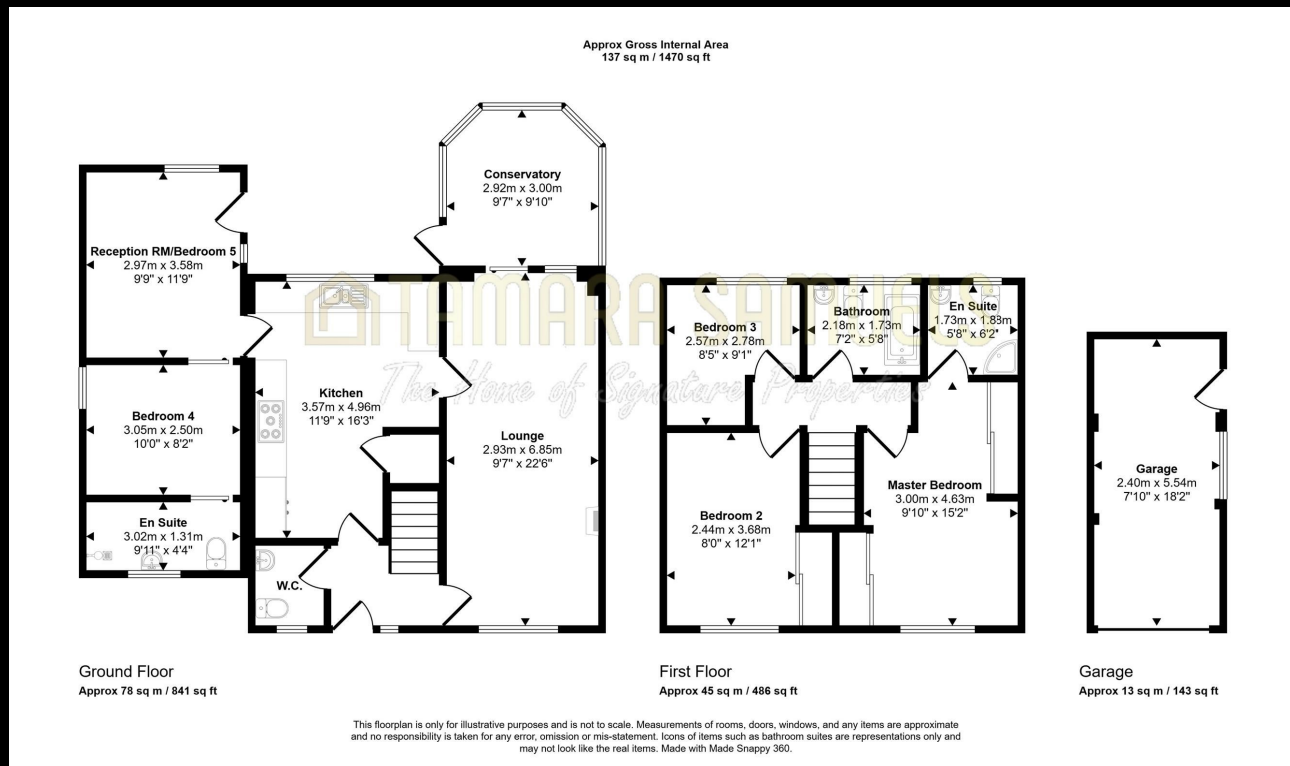
Important Information

Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide only and do not form part of any contract. Measurements are approximate and buyers should verify property details and tenure through their solicitor. All buyers are required to complete ID, AML and proof of funds checks. A non-refundable verification fee applies.



Combining versatile accommodation with a desirable location, this is a home that offers something truly special for families of all ages.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band D EPC Rating C

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