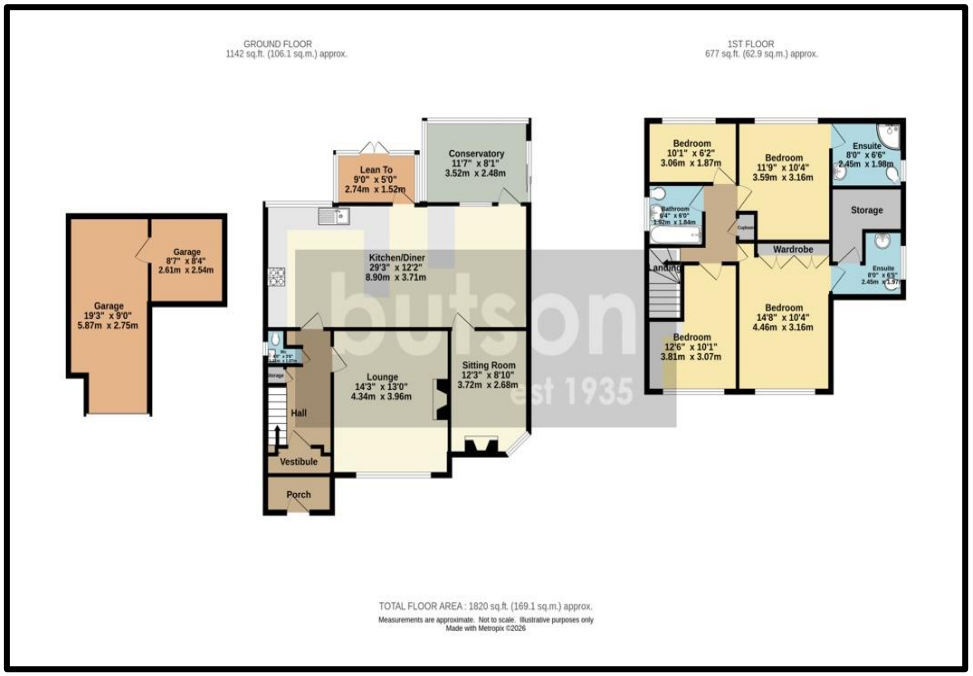










Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



25 CORBRIDGE CLOSE, POULTON-LE-FYLDE, FY6 7TN

£430,000

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SPACIOUS DETACHED FAMILY HOUSE / READY TO WALK IN TO…

LOCATED IN A MUCH SOUGHT AFTER POSITION IN CARLETON VILLAGE JUST OFF ARUNDEL DRIVE. TUCKED AWAY IN A COMFORTABLE CUL DE SAC POSITION THIS DETACHED AND VERSATILE PROPERTY WOULD BE IDEAL FOR A YOUNG / GROWING FAMILY. IN A POPULAR AND CONVENIENT RESIDENTIAL POSITION HANDY FOR GOOD SCHOOLS AND ALL LOCAL AMENITIES.

THE HOUSE HAS BEEN EXTREMELEY WELL MAINTAINED OVER THE YEARS AND PROVIDES A MODERN LAYOUT READY TO WALK IN TO. THE ACCOMMODATION BRIEFLY COMPRISES; TWO RECEPTIONS, LARGE LIVING DINING KITCHEN ACROSS THE BACK. FOUR GOOD BEDROOMS, TWO WITH ENSUITE AND FAMILY BATHROOM. GAS CENTRAL HEATING AND DOUBLE GLAZING.

AMPLE DRIVE PARKING, GARAGE AND PRIVATE REAR GARDENS.

VIEWING COMES HIGHLY RECOMMENDED.






Location: Situated just off Arundel Drive (SAT NAV FY6 7TN). The property is a short drive to Poulton handy for all its everyday amenities. Nearby are good local Schools and transport service routes being all within easy reach.

Style: A detached family home.

Condition: A well-maintained property throughout providing accommodation ready to walk into.

Services: All mains' services are connected, gas central heating and double-glazing.

Tenure: We are advised the tenure of the property is TBC.

Council Tax: The property is listed from an online search as Council Tax Band D (Wyre borough council).

Viewings: By arrangement through the agent's office






Accommodation: Ground floor; A welcoming enclosed entrance porch, perfectly finished with decorative brick-effect feature walls, and an attractive oak internal door with stained glass side panels leading into the main hallway. A bespoke built in storage cupboard provides a practical space for everyday essentials. Upon entering, a stylish and well- presented central hallway providing access to the principal ground floor accommodation. The layout creates an inviting flow throughout the home, with useful under-stairs storage accessed from the hall and a separate convenient downstairs w.c and wash basin. A beautifully presented and generously proportioned front lounge, offers a warm and inviting atmosphere centred around an attractive stone fireplace with feature log-burning stove. The large front facing window floods the room with natural light and is ideal for both everyday family living and entertainment providing modern comfort. An outstanding open-plan kitchen diner and dining room is situated towards the rear of the property and is a superb family and entertainment space. The kitchen is well appointed with a range of wall and base units complemented by solid woodwork surfaces, and a rear-facing window overlooking the garden. Accessed from the dining area is an additional snug lounge finished to a high standard, features a contemporary media wall will electric fireplace and ambient LED ceiling lighting creating a warm and inviting atmosphere. The spacious dining area accommodates a large family dining table and benefits from modern style lighting and decorative exposed brick work. French doors provide direct access to a bright and inviting conservatory that enjoys delightful views over the garden. A bespoke breakfast bar with fitted cabinets provides ideal space for dining, enhancing the versatility. An additional lean to/ potential utility is also found to the back of the property overlooking the garden.

First Floor; A stylish presented double bedroom with fitted wardrobes provides excellent storage. Plenty of natural light is enjoyed from the front-facing window and benefits from a modern ensuite fitted with wash basin and w.c. A useful good sized storage cupboard is also accessed from the ensuite. A second L shaped bedroom also positioned to the front of the property, features modern décor and benefits from plenty of fitted wardrobe space. The third double bedroom offers ample space for free standing wardrobe/ furniture and enjoys the added luxury of a good sized fully tiled en-suite shower room, comprising shower, wash basin and w.c. The fourth bedroom is a good size with versatility to be used as an office/study. To accompany the first-floor bedrooms is a family bathroom comprising a panelled bath with shower over, vanity wash basin and w.c.

Outside: The front of the property benefits from a large driveway providing ample off-road parking. A useful covered log store is found to the side of the property, and an L shaped double garage provides lots of space for storage and could be used for a workshop, home gym and additional parking. The landscaped rear garden is well-maintained; lawn is boarded by mature shrubs and benefits from a charming feature pond. A stunning garden room is completed with a seating area, and bar-style décor, perfect for entertaining during all four seasons.