



Grasshopper Drive

5 Grasshopper Dr, Warton, Preston PR4 1ES

Carl Jackson

Helping You Move **The Right Way**



Grasshopper Drive is perfectly suited to modern family life, a peaceful residential setting, contemporary homes, excellent access to local amenities, highly regarded schools and superb transport connections, all within one of Warton's most desirable and well established neighbourhoods.

Turn-Key Condition

Beautifully Presented Throughout

Spacious Family Home

Open-Plan Kitchen/Diner

Bright & Inviting Living Room

Three Well-Proportioned Bedrooms

Stylish Family Bathroom

Private Rear Garden

Driveway Parking

Highly Sought-After Development

Walking Distance to Local Amenities

Excellent Commuter Links

Ideal for Modern Family Living

Close to BAE Systems & the M55





A beautifully presented family home situated on Grasshopper Drive, within the highly regarded Highgate Park development, one of Warton's most desirable modern neighbourhoods, renowned for its peaceful surroundings, attractive streetscape and excellent connectivity.

Set back behind a smart frontage with private driveway parking, the property immediately creates a welcoming first impression. Inside, the bright living room offers a comfortable place to relax, while the contemporary open-plan kitchen and dining area forms the heart of the home, designed for everyday family life as well as entertaining friends.

Three bedrooms provide flexible accommodation for growing families, guests or those working from home, all complemented by a stylish modern family bathroom.

To the rear, the private enclosed garden offers the perfect setting for outdoor dining, summer barbecues or simply unwinding at the end of the day, combining practicality with low-maintenance living.



Grasshopper Drive is especially popular with families and professionals, thanks to its close proximity to local amenities, highly regarded schools, BAE Systems and excellent transport links to Lytham St Annes, Preston, Blackpool and the M55.

“Grasshopper Drive has become one of Warton's most desirable modern addresses, where contemporary homes, a welcoming community and an exceptional location combine to create a place buyers are proud to call home.”

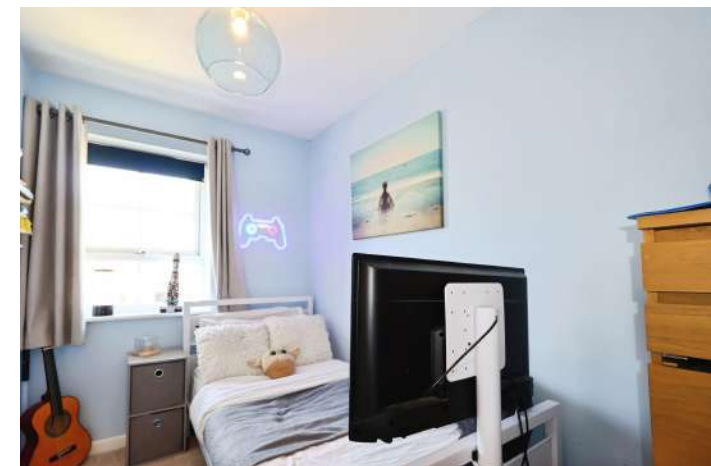
The Seller's View

“When we were searching for our next home, this one immediately stood out because it offered far more space than anything else we had viewed. It gave us the room our growing family needed without compromising on comfort, practicality or outdoor living.

One of the biggest deciding factors was the garden. We loved that we could create a dedicated garden office for working from home, along with a fantastic bar area for entertaining family and friends, whilst still retaining plenty of lawn and outdoor space for everyone to enjoy. It never felt like we had to sacrifice one for the other.

It has been a home filled with laughter, celebrations and everyday family moments. Whether spending time together indoors or making the most of the garden in the summer, it has been a wonderful place to raise our family, and we hope the next owners enjoy it just as much as we have.”

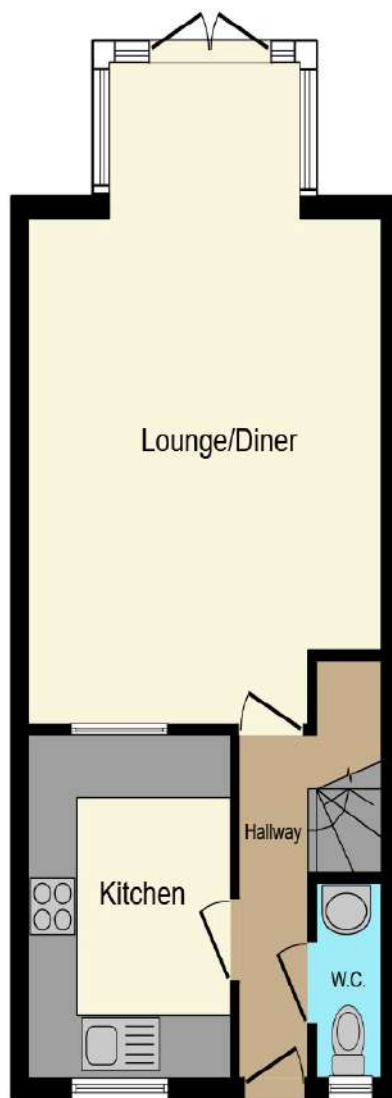




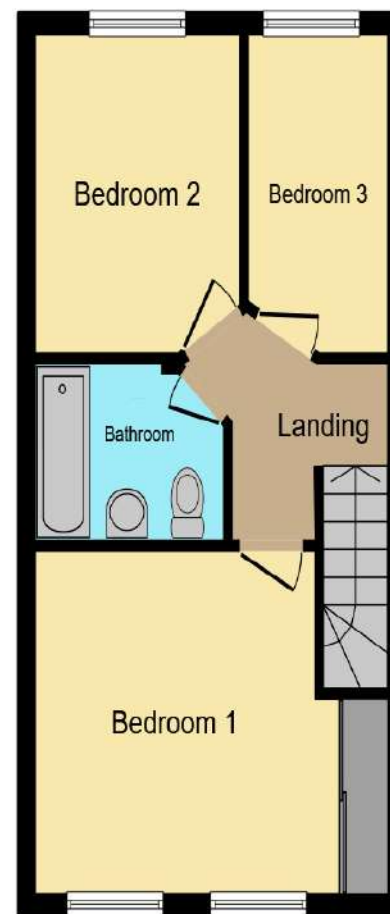


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor



First Floor



Garage

About The Area

LYTHAM

Lytham is one of the Fylde Coast's most desirable places to live, admired for its elegant character, boutique shopping, vibrant café culture and excellent restaurants.

Centred around the historic green and iconic windmill, the town offers a unique blend of coastal living and refined lifestyle appeal, attracting buyers from across the North West and beyond.

Independent boutiques, stylish wine bars, artisan coffee shops and well-regarded eateries line the streets, creating an atmosphere that feels both upmarket and welcoming.

Lytham is also widely known for its lively social calendar, including the internationally recognised Lytham Festival, popular seasonal events and the beautiful Lowther Gardens, which provide a focal point for outdoor concerts, theatre and relaxed afternoons in peaceful surroundings.

Combined with excellent transport links, scenic coastal walks and a strong sense of community, Lytham continues to be a location where people aspire to live, settle and enjoy a superb quality of life.

Fylde Coast

The Fylde Coast is a highly desirable stretch of Lancashire coastline, with Lytham St Annes at its heart. Known for boutique shops, stylish cafés, excellent restaurants and scenic coastal walks the area offers a relaxed yet sophisticated lifestyle. Lowther Gardens, Fairhaven Lake and annual events such as Lytham Festival further enhance its appeal..





Helping You Move **The Right Way**

Hello, I'm **Carl Jackson** and I live in beautiful Lytham St Annes. Guiding you every step of the way with trusted local knowledge, it is more than just about selling a home. Here are a few of the reasons why you should trust **Jacksons Estates** help you move the right way.

- » 7 days a week. Evenings. Weekends. I work when buyers are looking
- » Every viewing handled by me. No “door openers.” No missed chances
- » I sell homes others can't. That's where I thrive
- » Marketing that stops the scroll — not average, not forgettable
- » I don't wait for buyers. I go and find them
- » I create urgency that pushes your price higher
- » Straight-talking advice. No overpricing. No false promises
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