



SSTC



£550,000 Freehold

A stunning five-bedroom family home in Forton, built in 2021 with numerous upgrades. Set on a spacious corner plot with wraparound gardens, two driveways and garage. Light-filled open plan living, two en suites, countryside views and a stylish finish throughout.

Freehold and ready to move in.

- Beautiful modern property
- Open plan kitchen, lounge & dining area
- Five bedrooms
- Two en-suites plus family bathroom
- Light & bright throughout
- Driveway parking plus garage
- Secure garden

Modern, stylish and sophisticated are just a few words to describe this stunning family home in Forton, Lancashire. Offering 1909 sqft (OTA) of living accommodation, the current owners bought this property from new in 2021 and confirm that it benefits from a number of upgrades compared with the standard specification.

Set on a corner plot, the house is not overlooked to any aspect and enjoys an open aspect across the Green to the front. There is generous driveway parking for several vehicles, with one driveway leading to the integral garage which is fitted with an electric up-and-over door. On approach it is immediately clear that this is a bright and airy home.

A composite front door opens into a welcoming hallway with direct access to all ground floor rooms and a staircase leading to the first floor. The open plan kitchen, dining and living room is flooded with natural light from windows on three sides, as well as bi-fold doors from the kitchen and French doors from the living area. The kitchen is fitted with a range of wall, base and island units in a matte slate finish, complemented by quartz worktops. Integrated appliances include an AEG double oven, microwave, fridge, freezer, five-ring gas hob with extractor and a wine fridge. There is also a one and a half bowl sink and a useful pantry cupboard. The living area is also of a generous size, with full height windows to the front and French doors opening to the rear garden. Although open plan, there is provision within the cavity wall for sliding pocket doors if separation were ever required. From the hallway, double doors open into a large storage cupboard, and there is also access to the utility room and ground floor WC. The utility provides space and plumbing for a washing machine and tumble dryer, fitted cupboards, WC, wash basin, chrome heated towel radiator and a frosted window.

The first floor landing is another bright and airy space, with a window to the side aspect and access to five bedrooms and the family bathroom. There is also a cupboard housing the pressurised central heating system. The primary bedroom is of excellent proportions, with Velux windows to two aspects flooding the room with light. It easily accommodates a super king bed and further furniture, while a discreet dressing area includes fitted wardrobes. The en suite shower room is fitted with a low threshold double shower with fixed head and hand wand, wash basin and WC, with tiled flooring. The second bedroom is also a generous double with windows to two elevations and its own en suite shower room. Bedroom three is a well-proportioned double with windows to the rear offering rolling countryside views, bedroom four is another double with windows and a Velux, as well as access to the loft which has a fitted ladder but is not yet boarded. , and bedroom five is currently used as a home office with windows to two aspects. The family bathroom completes the first floor, fitted with a bath with shower over, wash basin and WC.

Externally, the front of the property offers driveway parking, together with wraparound lawned gardens planted with an abundance of mature shrubs and plants. The rear garden is mainly laid to lawn with patio seating areas, a larger than average shed fitted with electricity, outdoor sockets and a water tap.

The property is freehold and benefits from dual-zoned heating to the ground and first floors. The Monocal Blanc render has been treated with a breathable preservative coating which allows it to breathe while preventing moisture absorption. In our view, this home offers generous proportions throughout and is one of only two of this size on the entire development. For those seeking a family home that is filled with light, immaculately presented and ready to move into, this property is highly recommended.

Council Tax Band: F (Wyre Council)

Tenure: Freehold

Maintenance Charge - £200 per year

If any building/car port to be put up it would have to go through planning.

Parking options: Driveway, EV Charging, Garage, Off Street

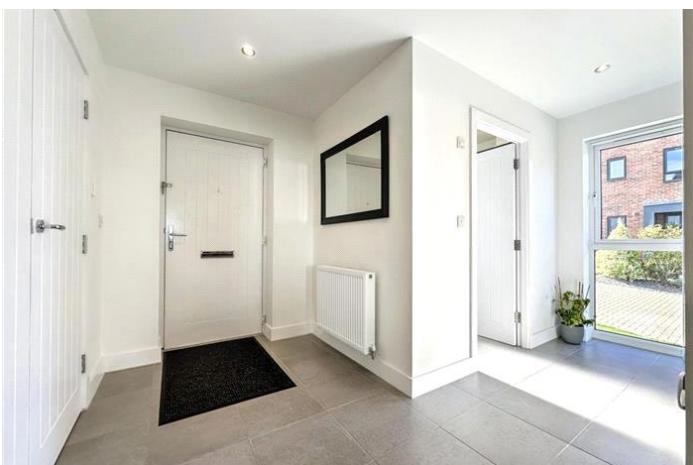
Garden details: Enclosed Garden, Front Garden, Rear Garden

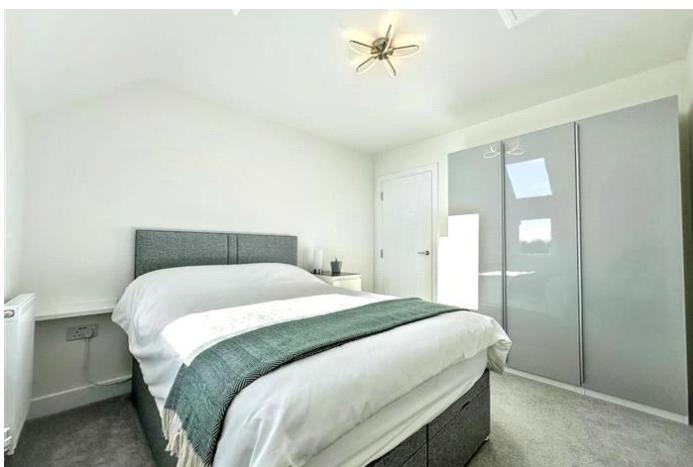
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

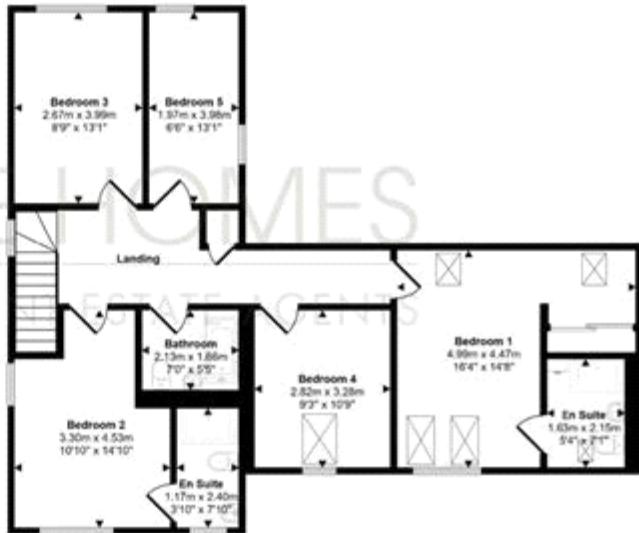
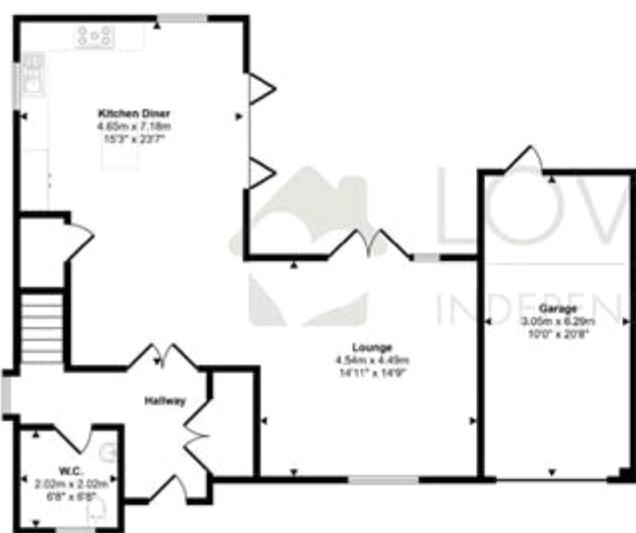
Sewerage: Mains







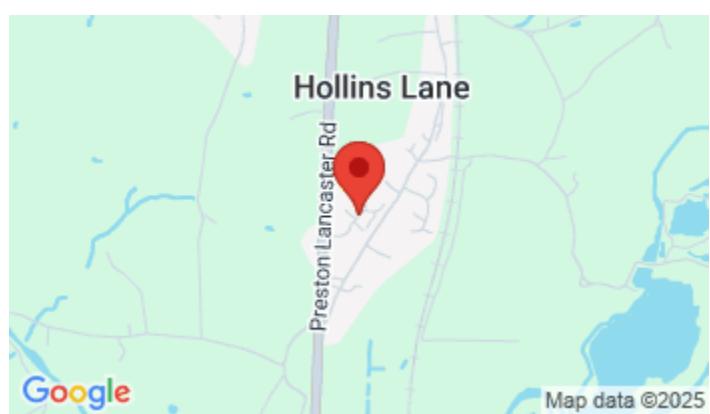
Approx Gross Internal Area
177 sq m / 1909 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or inaccuracy. Items of furniture such as bedroom suites are representations only and may not look like the real items. Made with Medea Snapasy 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	105
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.