8 THE FERNS

KIRKHAM, PRESTON, PR4 2BF

Offers Over **£450,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

Key Features

- Offered with the benefit of NO ONWARD CHAIN DELAY
- Imposing Four Bedroom Detached Executive Home
- Recently Refurbished Throughout to a High Standard
- Stunning Open Plan Modern Family Living Extension
- Modern Fitted Dining Kitchen with Utility Area
- Laundry Room with Shower Room & Downstairs W.C
- Principal Bedroom with Modern En-Suite Shower Room
- Three Further Well Appointed Bedrooms & Modern Family Bathroom
- Large Rear Gardens, Driveway, Garage & Storage Room
- Viewing Essential to Fully Appreciate

Property Summary

Occupying a generous plot within one of Kirkham's most desirable and peaceful cul-de-sac locations, just off Ribby Road and Bryning Fern Lane, this exceptional four double bedroom executive detached family home has been comprehensively refurbished and significantly enhanced to an outstanding standard. Offered to the market with no onward chain, the property combines spacious, versatile accommodation with high-quality contemporary finishes, making it an ideal family home.

Conveniently located within walking distance of Kirkham town centre, the property is close to an excellent range of local amenities, highly regarded schools including the prestigious Kirkham Grammar School, and great transport links to Preston, Blackpool and the wider motorway network.

The current owners have transformed the property with an impressive rear extension, creating a spectacular open-plan family living and entertaining space that forms the true heart of the home. Immaculately presented throughout, every room has been thoughtfully designed with both style and practicality in mind.

The accommodation briefly comprises an entrance porch, welcoming hallway, elegant lounge, home office, downstairs WC, utility room and a stunning contemporary high-gloss dining kitchen opening seamlessly into the outstanding family and games room.

To the first floor are a spacious principal bedroom with fitted furniture and stylish en-suite shower room, three further generous double bedrooms and a luxurious four-piece family bathroom.

Externally, the property enjoys excellent kerb appeal with an extensive block-paved driveway providing off-road parking for numerous vehicles and leading to an integral garage with useful storage. The private landscaped rear garden features generous paved seating areas, a well-maintained lawn, mature planting and established trees, creating the perfect setting for outdoor entertaining and family enjoyment.

Offered with no onward chain delay, viewing comes highly recommended.

Entrance Vestibule

Entrance via a modern composite front door with feature glazed panel. Internal Oak glazed door leads through in to the hallway. Ceiling light fitting. Entrance matting.

Hallway

A carpeted spindle balustrade staircase leads to all first floor accommodation. Ceiling light fitting, Wood effect laminate flooring. Alarm control panel. Doors leading off to all ground floor accommodation.

Living Room

13'3" x 20'11" (4.05 x 6.39 m)
UPVC double glazed bay window to the front elevation. Features inset coal effect living flame gas fire with modern surround. Two Radiators. TV aerial socket. Two ceiling light fittings. Carpeted. Decorative coving to ceiling.

Study

9'5" x 7'3" (2.88 x 2.22 m)
UPVC double glazed window to the front elevation. Radiator. Ceiling light fitting. Wood effect laminate flooring. Decorative coving to ceiling.

Cloaks W.C

3'0" x 6'2" (0.93 x 1.88 m)
Features a modern two piece suite in white comprising of a low flush W.C and wash hand basin set within a vanity unit with cupboard storage. Wall mounted vanity. Ceiling light fitting. Fully tiled elevations. Wood effect laminate flooring. Ceiling extractor fan.

Dining Kitchen

29'10" x 10'3" (9.10 x 3.13 m)
The impressive open-plan dining kitchen has been thoughtfully designed to create the perfect hub of the home, combining contemporary styling with practicality for modern family living and entertaining. Fitted with an extensive range of high-gloss wall and base units complemented by contrasting granite work surfaces and matching upstands, the kitchen offers an abundance of storage and preparation space. Integrated appliances include twin eye-level ovens, microwave, gas hob with stainless steel extractor canopy above, whilst the inset sink is perfectly positioned beneath the rear-facing window overlooking the garden. Recessed ceiling spotlights and quality flooring complete the sleek finish.

A substantial central breakfast island provides additional workspace together with comfortable seating for informal dining, morning coffee or socialising with family and guests. The open-plan layout flows effortlessly into the adjoining family and games area, creating a superb space for everyday living.

Situated just off the kitchen is a generously proportioned formal dining room, offering ample space for a large dining table and chairs, making it ideal for hosting dinner parties, family celebrations and festive gatherings. The room is beautifully presented with contemporary décor, feature wallpaper and elegant lighting, whilst the wide open archways maintain an excellent sense of connectivity with the surrounding living accommodation without compromising on the distinct entertaining space.

Open Plan Living/Second Reception Room

29'10" x 15'7" (9.10 x 4.77 m)
Two UPVC double glazed windows to the rear elevation. UPVC double glazed french doors lead out on to the rear garden. This exceptional open-plan family living and entertainment space is undoubtedly one of the standout features of the home, offering an impressive amount of versatile accommodation ideally suited to modern family life. Beautifully presented throughout with contemporary décor, quality flooring and recessed ceiling spotlights, the room provides clearly defined yet seamlessly connected areas for relaxing, entertaining and recreation.

The principal seating area is centred around a contemporary feature fireplace with recessed television recess above, creating a welcoming focal point, whilst the generous proportions comfortably accommodate multiple sofas without compromising the feeling of space.

To one end of the room is an impressive games and entertainment area, currently housing a full-size pool table with ample surrounding space, making it ideal for family gatherings, entertaining guests or creating a dedicated leisure zone. The flexible layout offers excellent potential for a variety of uses, including a cinema room, children’s play

area, home gym or additional sitting room if preferred.

Open archways connect the space with the dining kitchen creating a superb flow throughout the ground floor whilst retaining distinct areas for different aspects of family living. Rarely do properties offer such an expansive and adaptable living environment, making this a truly outstanding feature of the home.

Laundry Room

6'0" x 5'10" (1.85 x 1.78 m)
UPVC double glazed french doors to the front elevation offering a useful entrance point from the driveway. This practical utility room is fitted with modern eye and base level units with complimentary work surfaces, inset stainless steel sink with mixer tap and tiled splashbacks. Space and plumbed for a dishwasher, washing machine and tumble dryer. Wood effect laminate flooring. Inset spotlights to ceiling.

Shower Room

7'3" x 2'7" (2.23 x 0.81 m)
A useful shower room with walk in shower, fully tiled with mixer shower. Wood effect laminate flooring. Inset spotlight to ceiling. Ceiling extractor fan. UPVC double glazed door with obscured glazed panel leading out to the rear.

First Floor Landing

10'6" x 4'3" (3.22 x 1.31 m)
UPVC double glazed window to the front elevation. A bright and airy landing with spindle balustrade galleried landing. Access to the loft. Carpeted. Two ceiling light fittings. Doors leading off to all first floor accommodation.

Principal Bedroom

13'5" x 15'3" (4.11 x 4.67 m)
UPVC double glazed window to the front elevation. Features fitted robe storage with light wood finish and matching bedside tables. Wood effect laminate flooring. Radiator. Pendant light fitting. Door leading through to the en-suite.

En-Suite

9'1" x 3'9" (2.77 x 1.16 m)
UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within a modern vanity unit and shower enclose with mixer shower. Fully tiled elevation. Chrome towel ladder radiator. Wall mounted illuminated vanity mirror. Wood effect laminate flooring. Inset spotlights to ceiling. Ceiling extractor fan.

Bedroom Two

10'9" x 10'3" (3.30 x 3.15 m)
UPVC double glazed window to the rear elevation. Features fitted robe and drawer storage. Radiator. Wood effect laminate flooring. Pendant light fitting.

Bedroom Three

9'5" x 11'10" (2.89 x 3.61 m)
UPVC double glazed window to the front elevation. Radiator. Wood effect laminate flooring. Pendant light fitting.

Bedroom Four

9'5" x 12'3" (2.87 x 3.74 m)
UPVC double glazed window to the rear elevation. Features fitted robe and drawer storage. Radiator. Wood effect laminate flooring. Pendant light fitting.

Family Bathroom

8'10" x 6'7" (2.70 x 2.02 m)
Two UPVC double glazed obscured windows to the rear elevation. Features a modern four piece suite in white comprising of a low flush W.C with concealed cistern, wall hung wash hand basin, panelled bath and walk in shower with mixer shower, rainfall head and hand held fitment. Tiled flooring. Fully tiled elevations. Inset spotlights to ceiling. Ceiling extractor fan.

Integral Garage/Storage

8'11" x 17'1" (2.73 x 5.21 m)
The garage provides secure parking and storage space with internal access via the laundry room. It has a single up and over style door to the front and offers practical utility for the household. The rear store benefits from a UPVC double glazed window and french doors leading out to the rear garden.

Front Exterior

A generous driveway provides ample off-road parking for multiple vehicles and leads to the garage, making the property ideal for families or those requiring additional

parking for visitors.

The front garden has been thoughtfully landscaped for ease of maintenance, featuring attractive planted borders together with two striking ornamental trees that create an elegant focal point and enhance the property's commanding presence.

Rear Garden

The rear garden provides an excellent outdoor space, thoughtfully designed to cater for both relaxation and entertaining. Enjoying a private and enclosed setting, the garden is predominantly laid to lawn and bordered by mature trees, established shrubs and timber fencing, creating an attractive backdrop and a good degree of privacy.

A generous Indian stone patio extends directly from the property, providing the perfect space for al fresco dining, summer barbecues or simply relaxing with family and friends. A further seating area positioned at the rear of the garden offers an additional peaceful spot to enjoy the sunshine throughout the day.

The garden enjoys direct access from the family living area via French doors, creating a seamless connection between the indoor and outdoor accommodation, whilst the detached games room/bar further enhances the versatility of the outside space. With ample room for children to play, pets to roam and keen gardeners to personalise, this is a well-balanced, low-maintenance garden that perfectly complements this impressive family home.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.

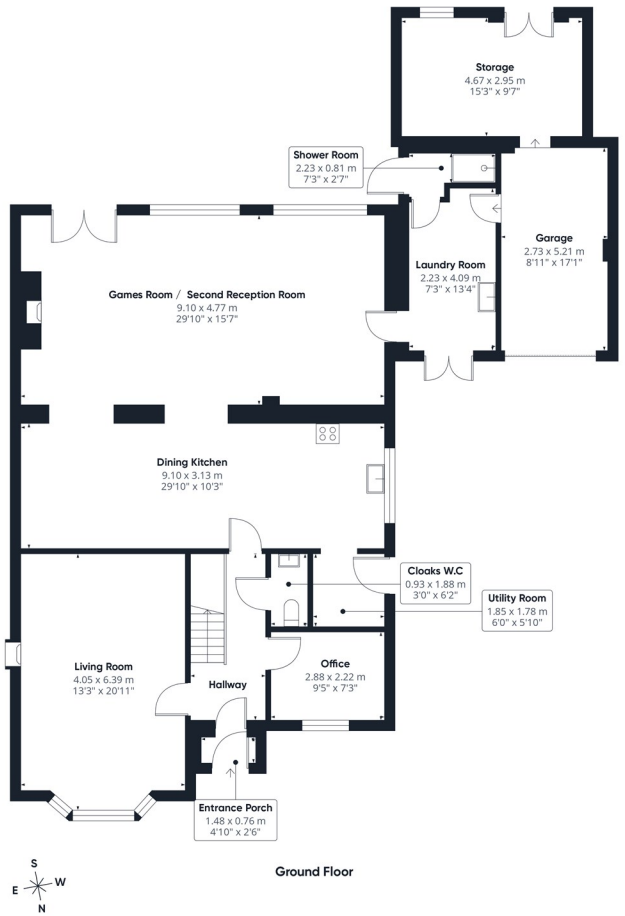
Additional Information

Local Authority – Fylde Council

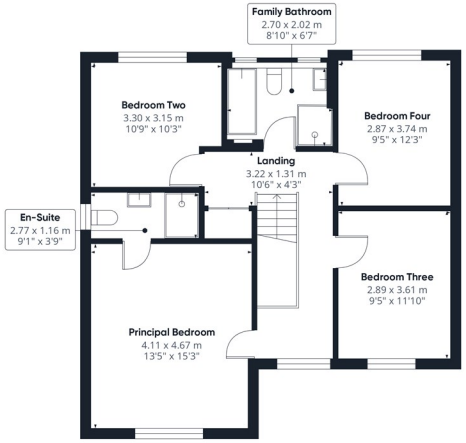
Council Tax – Band E

Viewings – By Appointment Only

Tenure – Leasehold



Ground Floor



First Floor

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Approximate total area(1)

226 m²

2432 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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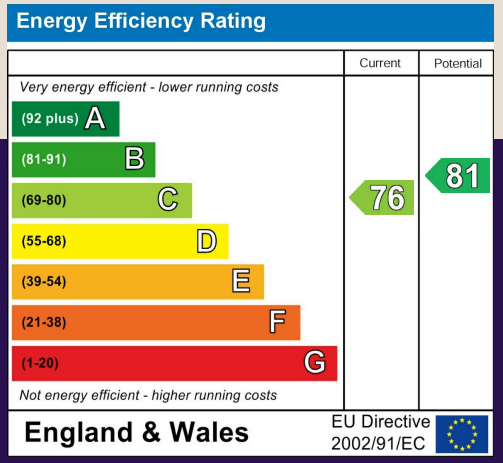
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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