



Estate Agents and Valuers

‘ FABULOUS FAMILY HOME ‘



12 FAIRWAY POULTON LE FYLDE FY6 7WD
PRICE OIRO £585,000

- . MODERN DETACHED EXECUTIVE HOME
- . FOUR BEDROOMS & THREE RECEPTIONS
- . LARGE CONSERVATORY
- . THREE BATHROOMS PLUS DOWNSTAIRS W.C
- . UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- . SOUTH FACING LANDSCAPED GARDENS BACKING ONTO COLLEGE FIELDS
- . DOUBLE GARAGE

DESCRIPTION This is a substantial modern executive detached family home, tucked away in a quiet cul de sac position situated down a private road while remaining within easy reach of Poulton town centre and its excellent range of amenities. Beautifully presented throughout, the spacious accommodation is centred around a welcoming wide entrance hall with cloaks / W.C and includes a large study, lounge, family room, well appointed kitchen, utility room and an impressive large conservatory, creating superb living space for a growing family. To the first floor, a striking galleried landing leads to four generous bedrooms, including a luxurious principal suite with dressing area and en suite shower room, while two further bedrooms benefit from a Jack and Jill en suite. A stylish family bathroom with quality fittings completes the accommodation. Outside, a driveway provides off street parking for up to four vehicles and leads to a double garage. The landscaped rear garden enjoys a sunny southerly open aspect backing onto college fields and features lawned areas, Indian stone patios, a hot tub and a tree house, making this a truly special family home.



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LOCATION Proceeding towards Poulton along Garstang Road West from the large Roundabout junction and turn left into Blackpool Road. Fairway is a turning on the right.



12 FAIRWAY POULTON

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE PORCH UPVC double glazed door.

WIDE ENTRANCE HALL Ceramic tiled floor.

CLOAKS / W.C W.C – low suite, wash hand basin, half tiled walls, ceramic tiled floor, UPVC double glazed window.

STUDY 12'6 X 12'9. Two UPVC double glazed windows, fitted oak drawers and desk.

LOUNGE 17'9 X 12'9. Three UPVC double glazed windows, radiator, living flame effect gas fire.

FAMILY ROOM 16'6 X 12'9. Media wall, Karndene floor, radiator, doors to conservatory.

KITCHEN 20 X 14'6. Fitted with a range of cream base units and granite worktops with bevelled edges incorporating a Belfast sink unit with mixer tap over, built in oven, hob and hood, microwave, fridge, large island, matching eye level cupboards, radiator, Karndene floor, French doors to conservatory, UPVC double glazed window.

UTILITY 13'2 X 5'4. Matching base cupboards, radiator, UPVC double glazed door.

CONSERVATORY 23'8 X 14'6. UPVC double glazed windows, French doors to rear, Karndene flooring.

ON THE FIRST FLOOR

GALLERIED LANDING Two radiators, loft access.

BEDROOM NO 1 13'6 X 12'6. Three UPVC double glazed windows, built in shelving, radiator.

DIVIDER TO DRESSING ROOM AREA 12'6 X 6'0. UPVC double window, fitted wardrobe.

EN SUITE Walk in shower cubicle, his and hers vanity units storage cupboard., W.C – low suite, ceramic tiled floor and walls, heated chrome towel rail, UPVC double glazed window.

BEDROOM NO 2 12'6 X 11'3. Two UPVC double glazed windows, radiator, fitted wardrobe.

JACK & JILL EN SUITE Shower cubicle, vanity sink unit, W.C -low suite, tiled floor and walls, UPVC double glazed window.

BEDROOM NO 3 14'9 X 12'2. UPVC double glazed window, radiator, built in shelving access to Jack & Jill en suite.

BEDROOM NO 4 12'9 X 13'9. Two UPVC double glazed windows, radiator.

BATHROOM & W.C Freestanding bath, vanity sink unit, W.C – low suite, shower cubicle, tiled floor and walls, heated chrome style ladder towel rail, UPVC double glazed window.

OUTSIDE

DOUBLE GARAGE 18'4 X 17'6. Two electric up and over doors, personal door, power and light connected, Ideal boiler.

DRIVEWAY Providing off road parking for 4 cars.

LANDSCAPED GARDENS

TENURE Freehold.

COUNCIL TAX BAND:- G

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.