



The Belfry, Granary Fields, Tithebarn Street, Poulton Le Fylde, FY6 7BY

£725,000

The Belfry SHOWHOME

A masterpiece of classic design with a contemporary finish. A five bedroom family home, that not only looks breathtaking from the outside but also provides the very best in luxurious, modern living throughout.

Welcome to Granary Fields, Poulton-le-Fylde. Our new and exclusive development of new build homes designed for modern family living.

Granary Fields, Poulton-le-Fylde, is a perfectly positioned development of new build homes within walking distance of the historic market town. This charming location offers an idyllic lifestyle choice with 'Outstanding' schools on the doorstep. There are green spaces to relax and unwind in, bars, cafes, and restaurants to enjoy with family and friends, and a varied range of independent boutiques and high street shops.

The Baxter Family has worked hard to create new build homes that will exceed your expectations, and cater for a range of needs, aspirations, and budgets.

We are aware of the desire to future proof your new build home. Therefore, we install Fibre To The Premises with network CAT 6 points across the property.

Our new build homes at Granary Fields, Poulton-le-Fylde are designed to be built around you and your family. We build with the love and attention to detail you would expect from a trusted and award-winning local house builder.

We look forward to welcoming you into our family!

Successfully selling property since 1948.



McDonald

Estate Agents

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• ****INCENTIVES AVAILABLE****

- **Five Bedrooms**
- **Detached Family Home**
- **Four Bathrooms**
- **NHBC 10 year warranty**
- **Integrated AEG Appliances in Luxury Kitchen**
- **Open Plan Kitchen/Dining/Family Room**
- **Walking Distance to Poulton-le-Fylde Centre**

Ground Floor Measurements:

Lounge 12'5" x 17'7" 3.81m x 5.40m

Kitchen/Family Room 24'9" x 13'4" 7.59m x 4.10m

Utility 7'1" x 7'2" 2.18m x 2.20m

Study 12'5" x 6'8" 3.81m x 2.09m

Cloaks/W/C 3'6" x 7'2" 1.10m x 2.18m

Kitchen and Utility Room:

- Fully fitted stylish kitchen
- AEG 5 burner gas hob
- AEG electric double oven
- Integrated fridge freezer & dishwasher
- Compact laminate worktops and upstands
- Water point connection for washing machine
- Stainless steel one and a half bowl sink with monobloc tap to kitchen
- Pelmet lighting to kitchen wall units

Bathrooms and Ensuite:

- White sanitaryware from Roca or similar
- Vado brassware including overflow bath filler and rain fall shower fittings
- Full wall tiling to shower enclosures with feature tiling to back wall
- Full wall tiling to bath area with feature tiling to back wall
- Half tiling to remaining areas of bathrooms/ensuites
- Roca or similar vanity unit to main bathroom
- Chrome towel warmers
- Vanity bathroom mirror with shaving point & USB socket

Other Electrical:

- CAT 6 access points across the property connected to ultra-fast full fibre network – customer to make own arrangement with service provider for network connection
- Ample satin chrome power, TV and network points throughout
- LED downlighters to kitchen and bathrooms
- Fully installed security alarm system
- External wall lights to external doors
- Doorbell fitting
- Electric car charging point
- External socket to rear

Energy Efficiency and Heating:

- UPVC double glazed windows with security locks
- Central heating via a gas boiler and radiator system
- One/Two zone system with NEST smart thermostats
- Loft, cavity wall & ground floors insulated to NHBC standard



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Internal Finishes:

- White 'Dordogne' style internal doors
- Satin Nickel door furniture
- Front door – 5 lever mortice lock. External in black, blue or green. Internal in white.
- Contemporary flush ceilings painted white
- Walls painted in a warm white
- Moulded architraves and skirtings painted white

External Finishes:

- Gardens will be turfed and have a basic level of landscaping
- Rear gardens will be enclosed by a timber fence
- Paved footpath in Raj Green Indian Stone with a large outdoor seating area
- Tegula block paved driveways
- External water point

Garages:

- Electronic remote-controlled garage door
- Garages will be fitted with ceiling light and power sockets

NHBC:

- Each home will be independently inspected during construction by National House Building Council Inspectors and a 10 year certificate provided upon completion

Options & Enhancements: As part of our unique service, Baxter Homes offers an extensive range of options and enhancements. These can be made subject to build stage. Please speak to our sales team for further information

Please Note: The above forms the standard specification for the majority of our homes. Baxter Homes Ltd reserves the right to amend the specification subject to individual plot and build stage. Please speak to the Sales Team for additional information, or ask to see our detailed specification guide.



Award winning property sales since 1948.



General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



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