



Plot 7 The Birkdale Scholars Gate, Carr Head Lane, Poulton-le-Fylde **Miller Metcalfe**
£475,000 *Every step of the way*

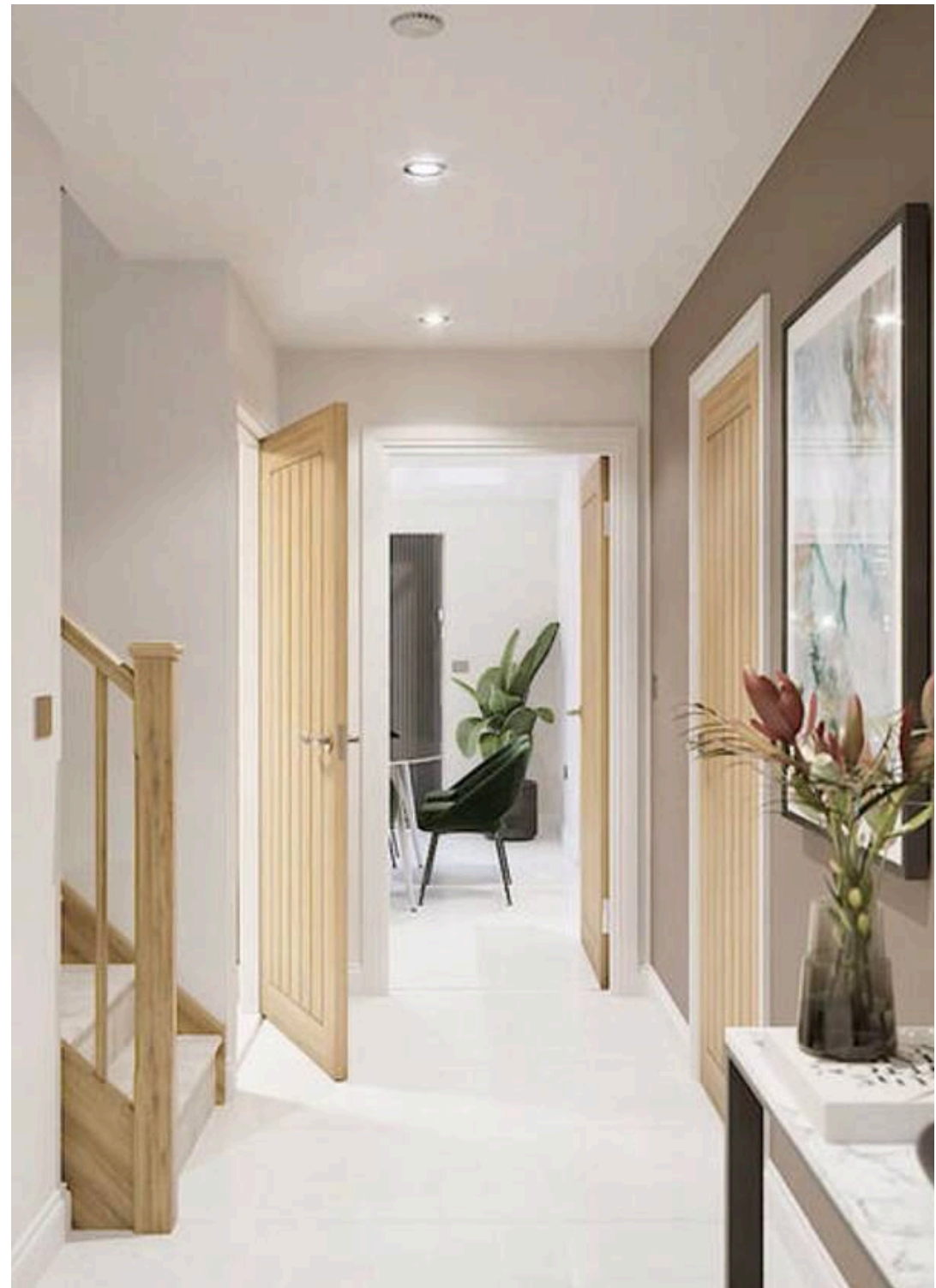
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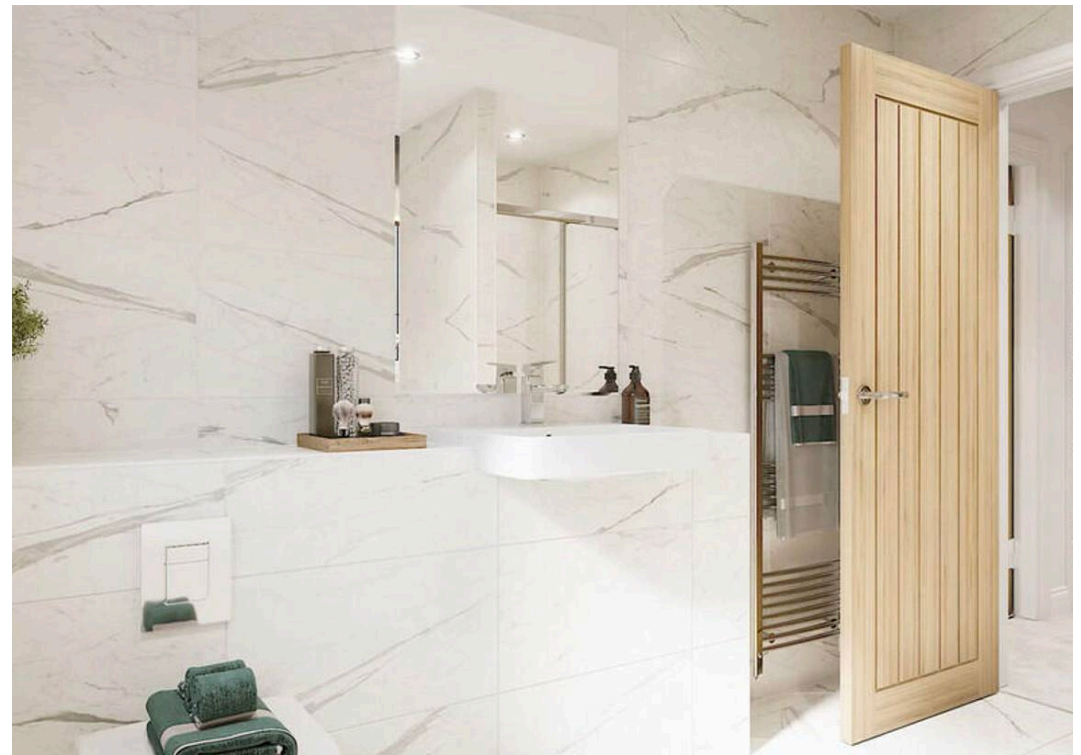
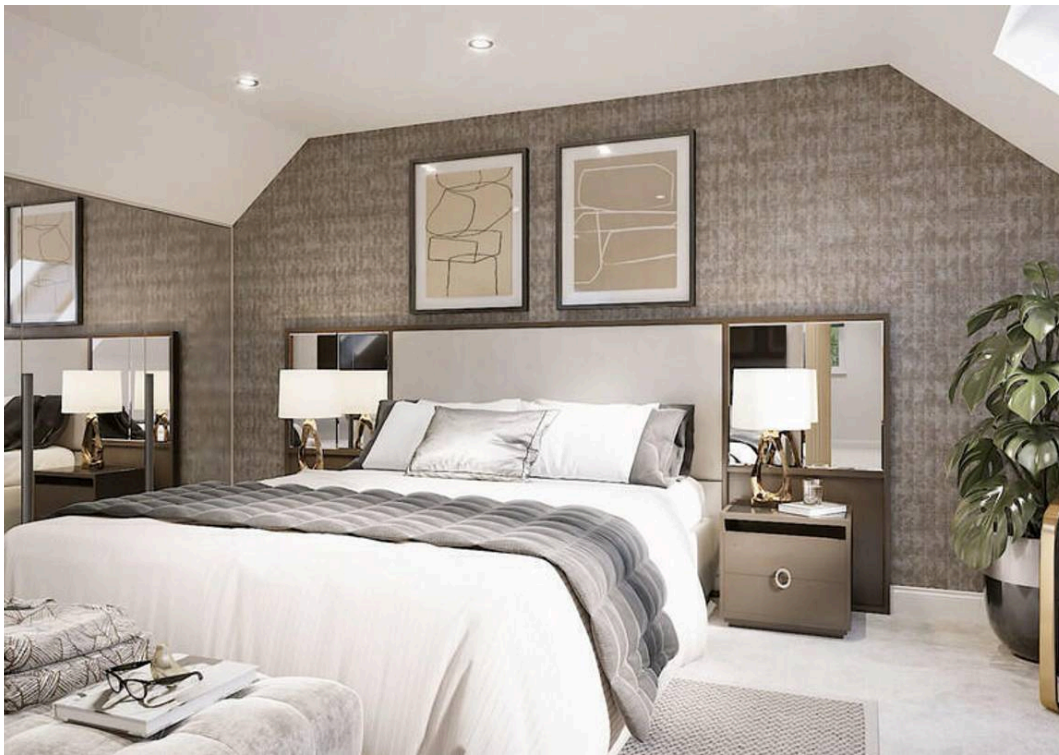
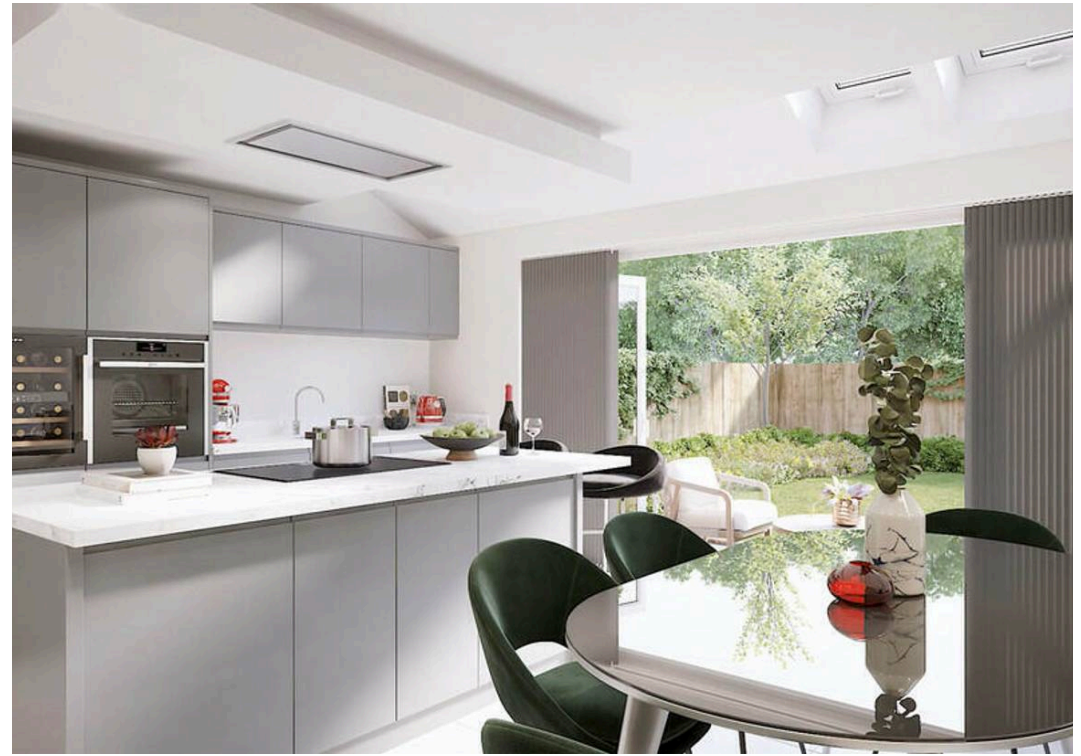
Poulton-le-Fylde

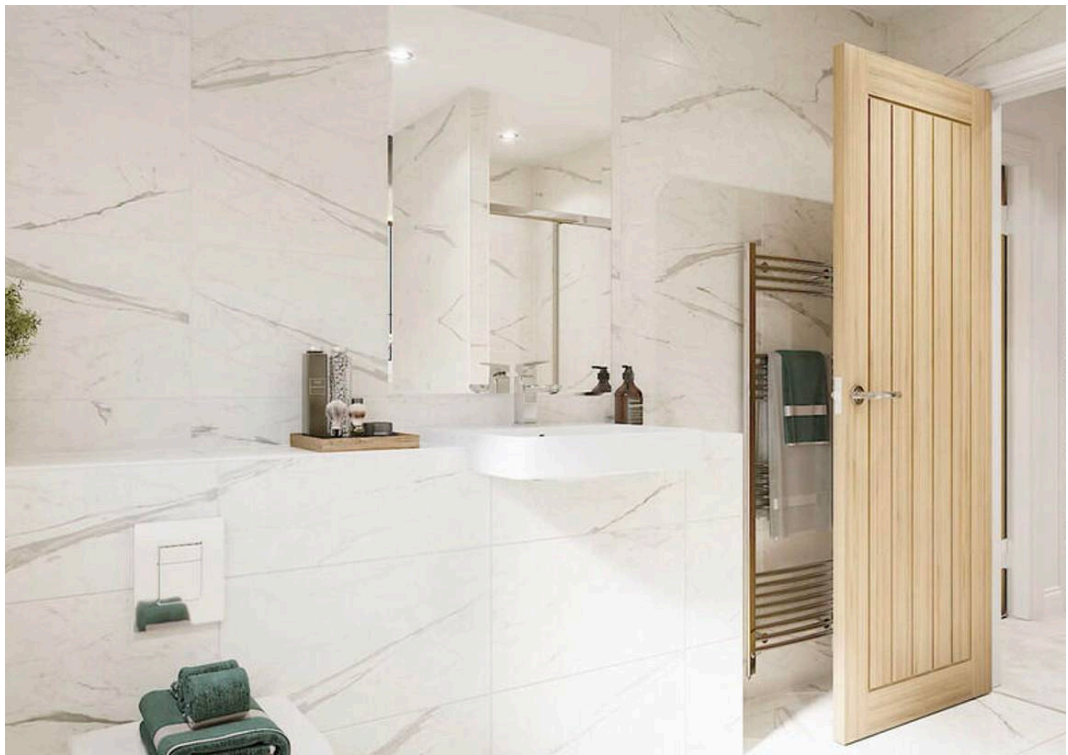
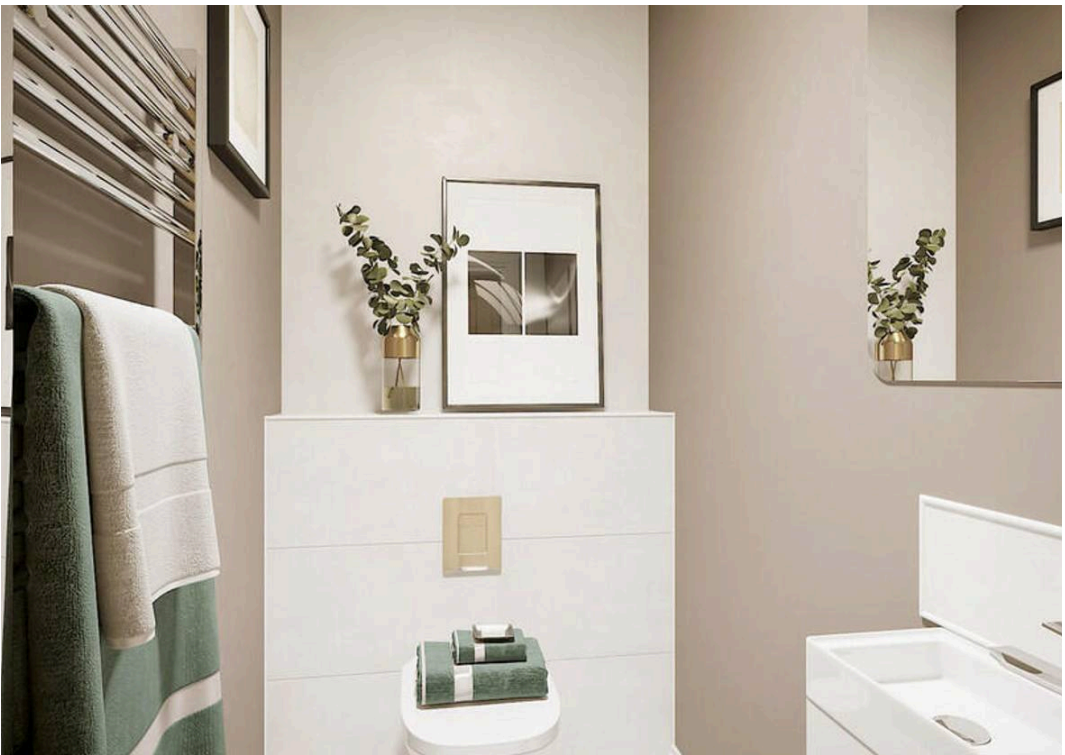
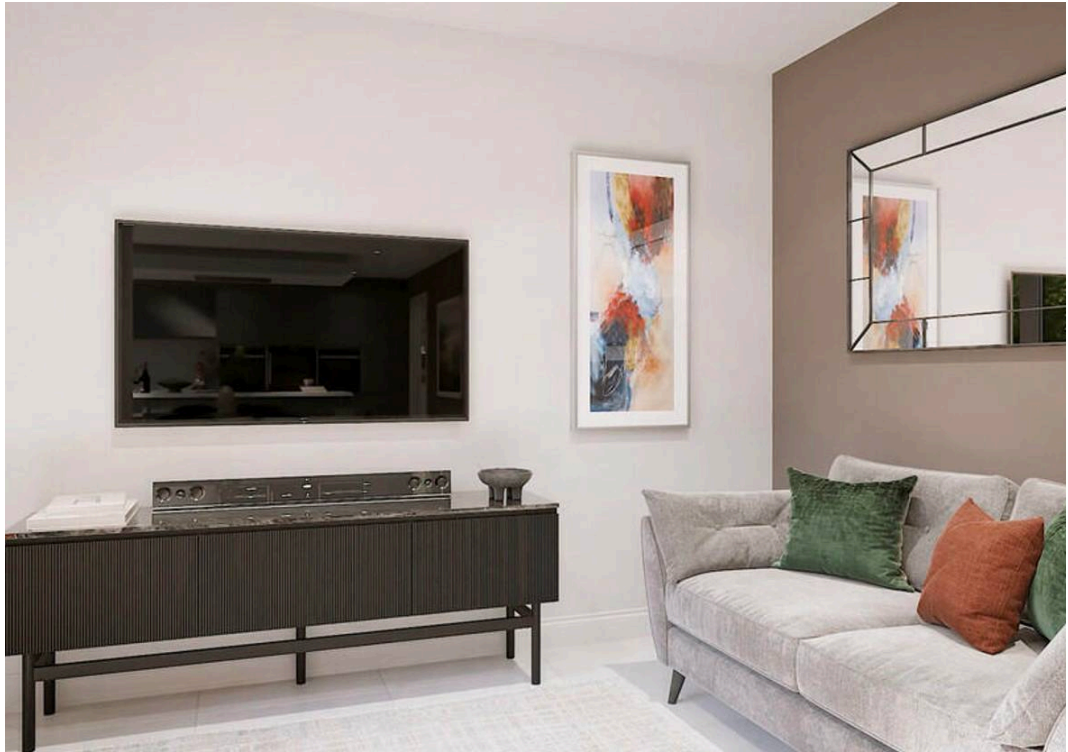
THE BIRKDALE - Carpets & Flooring Included! A stunning four-bedroom detached home just minutes from Poulton-le-Fylde, The Birkdale offers modern design, high-end finishes, and energy efficiency. With solar panels included as standard, this home is 25% more energy-efficient, blending sustainability with luxury. Spacious & Stylish Living Drive onto the private driveway with an integral garage, then step inside to a beautifully designed home with underfloor heating, sleek oak doors, and a sophisticated colour palette. The heart of the home is the open-plan kitchen, dining, and living space, featuring bi-folding doors to the landscaped garden, high-spec appliances, and a central island with a gas hob—perfect for cooking and entertaining. A spacious lounge, utility room, and downstairs WC add to the home's practicality. Comfort & Luxury Upstairs The principal bedroom includes a modern en-suite with a walk-in shower, while three additional generous bedrooms provide space for family or guests. The family bathroom offers a walk-in shower and a freestanding bathtub, ideal for relaxation. Outdoor Space to Enjoy The private rear garden is perfect for entertaining or unwinding, with a patio area and lush lawn. A Home Designed for Modern Living With high-quality finishes inside and out, The Birkdale is the perfect blend of style, space, and efficiency—a true dream home for families. Favourite Feature: The open-plan layout, perfect for family life.

Council Tax band: TBD

Tenure: Freehold







Ground Floor



Family / Kitchen / Dining: 8670 x 4535 (28'4 x 14'9) o/all

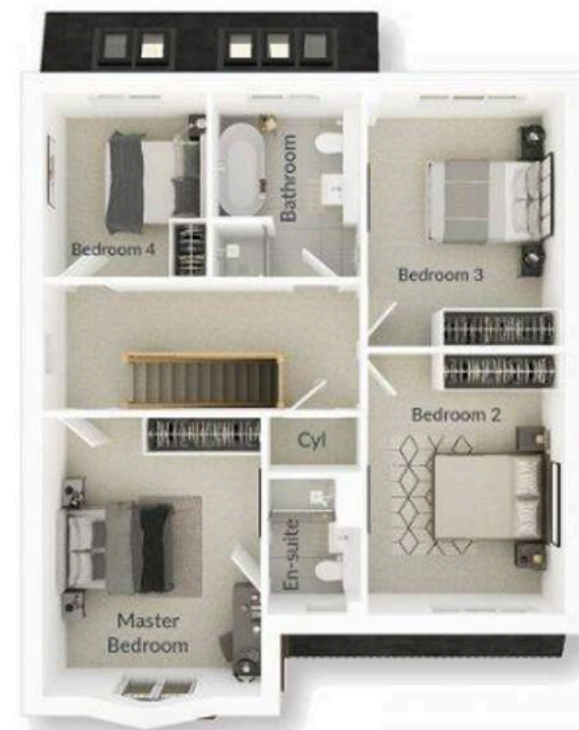
Lounge: 3610 x 5150 (11'8 x 16'9) o/all

Utility: 1940 x 2150 (6'4 x 7'1)

WC: 1825 x 1115 (5'10 x 3'7)

Garage: 3050 x 6055 (10'0 x 19'9)

First Floor



Master Bedroom: 3610 x 4640 (11'8 x 15'2)

En-suite: 1640 x 2260 (5'4 x 7'4)

Bedroom 2: 3290 x 4350 (10'8 x 14'3)

Bedroom 3: 3290 x 4235 (10'8 x 13'9)

Bedroom 4: 2735 x 3085 (8'10 x 10'1)

Bathroom: 2500 x 3085 (8'2 x 10'1)