Road Map



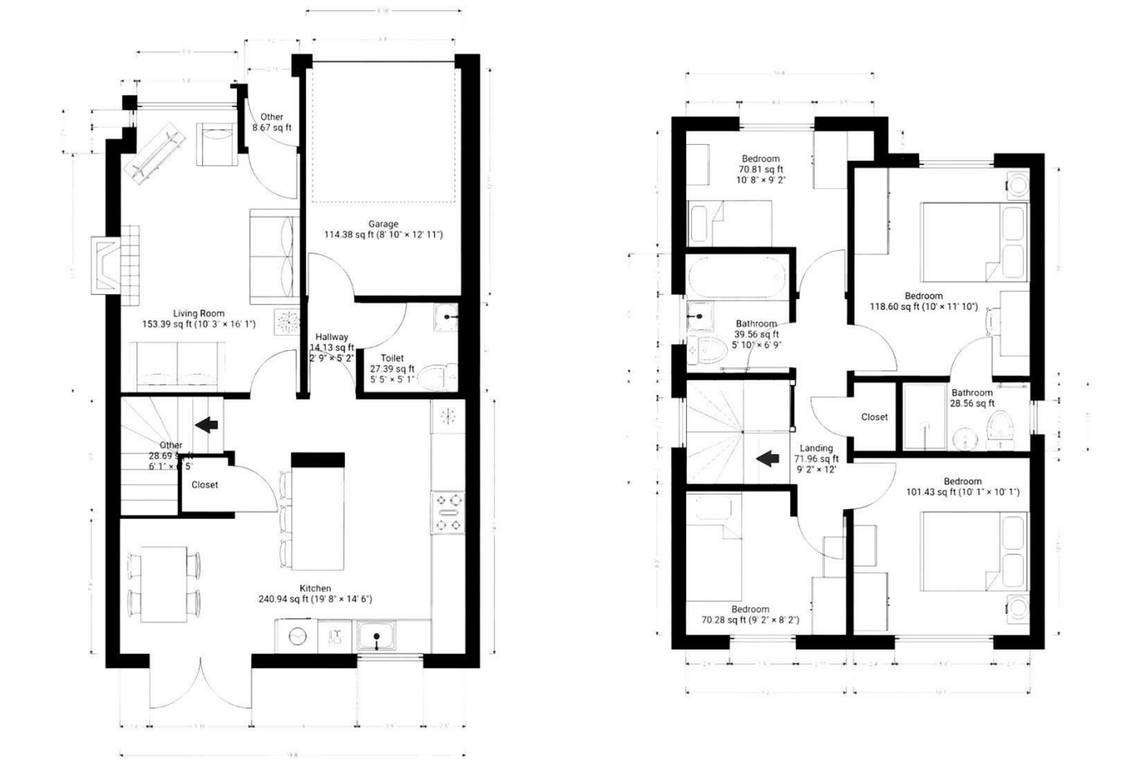
Hybrid Map



Terrain Map



Floor Plan

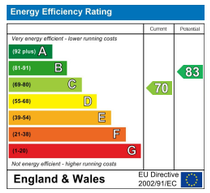


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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Offers In The Region Of £350,000 4 3 2 C





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, Poulton-Le-Fylde, FY6 7UU

Offers In The Region Of £350,000





Introduction
Impressive Detached Four-Bedroom Family Home in a Highly Desirable Residential Setting

A superb opportunity to acquire this beautifully presented detached four-bedroom family home, enviably positioned within a peaceful and highly sought-after residential setting.

Thoughtfully designed and exceptionally well appointed throughout, this impressive property offers a combination of generous proportions, contemporary style and versatile accommodation, creating an outstanding home for modern family living.

The property boasts three spacious double bedrooms, including a luxurious principal bedroom with en-suite facilities, alongside a generously proportioned fourth bedroom. This versatile additional room would also lend itself perfectly to use as a dedicated home office, study or additional reception space.

At the heart of the home is an impressive open-plan kitchen and dining area, featuring a stylish modern fitted kitchen and providing an ideal space for both everyday family life and entertaining. A spacious lounge offers a further comfortable and inviting living environment, complemented by two beautifully appointed bathroom suites.

Externally, the property continues to impress, benefiting from an integral garage, extensive off-road parking for multiple vehicles and a private rear garden, offering both practicality and privacy.

The location is equally appealing. Set within a quiet residential environment, the property is just a five-minute stroll from the amenities of Carleton Village, including highly regarded primary schools, a popular pub and eatery, local shops and convenience stores, recreational parks and excellent transport links providing access across the Fylde Coast and beyond.

For those requiring further amenities and commuting connections, Poulton-le-Fylde is less than one mile away, offering a wider selection of shops, restaurants, leisure facilities and railway links.

A beautifully presented and versatile family home, combining contemporary living, generous accommodation and an enviable village location.

Entrance Porch
3'1" x 2'9"
Door leading from front driveway. Internal door leading into Lounge.

Lounge
16'0" x 10'2"
UPVC double glazed bay window to front. Contemporary feature fireplace. Through access to Kitchen//Diner. Karndean flooring, ceiling light and radiator.

Kitchen/Diner
19'7" x 14'6"
UPVC double glazed window to rear. Sliding door to rear providing access to rear garden. Range of wall and base units with complimentary quartz worktops above.
Central breakfast bar. Rangemaster gas cooker with complimentary cooker hood. Stainless steel sunken sink with mixer tap above. Integral fridge and freezer. Integral dishwasher and plumbed for washing machine. Stairs to side leading to first floor landing. Karndean flooring, ceiling light and radiator.

Ground Floor WC
5'5" x 5'1"
Internal hallway providing internal access to integral garage. Low flush and wash hand basin. Cupboard housing combi boiler. Karndean flooring, ceiling light and radiator.

Bedroom One
11'9" x 10'0"
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to En Suite

En-suite
7'4" x 3'11"
UPVC double glazed window to side. Fully tiled en-suite shower room comprising of a mains powered shower, vanity wash basin ,with mixer tap, push button flush W.C. & heated towel rail.

Bedroom Two
10'1" x 10'1"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three
9'2" x 8'2"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Four
10'7" x 9'2"
UPVC double glazed window to front.. Carpet, ceiling light and radiator.

Bathroom
6'8" x 5'10"
UPVC double glazed opaque window to side. Fully tiled bathroom, bath with mains shower above and mixer tap, wall mounted vanity wash basin with mixer tap, push button flush W.C. & heated towel rail.

Garage
12'11" x 8'10"
Integral garage with up and over door from driveway and door to kitchen & dining room. With power and lighting.

Front Exterior
Lawn to front with a tarmacked two car driveway, trees and shrubs.

Rear Garden
Spacious lawned rear garden






Further Information
Tenure - Freehold
EPC Rating C
Council Tax Band - D - Wyre Borough Council

Agents disclaimer
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