

EXETER DRIVE, THORNTON. FY5 2UU

ASKING PRICE £465,000



* FABULOUS DETACHED HOUSE ENJOYING AN ENVIALE POSITION ON A SOUGHT AFTER ESTABLISHED DEVELOPMENT JUST OFF CHURCH ROAD IN THORNTON * FOUR TRUE DOUBLE BEDROOMS * TWO RECEPTION ROOMS * LARGE ORANGERY * LARGE KITCHEN * UTILITY ROOM * EXTENSIVE PARKING * DOUBLE GARAGE * NO CHAIN * GREAT LOCATION FOR AMENITIES AND CATCHMENT AREA FOR POPULAR SCHOOLS * ALL SENSIBLE OFFERS CONSIDERED * VIEWING ESSENTIAL TO APPRECIATE THE POSITION, LOCATION AND SPACIOUS ACCOMMODATION ON OFFER OF THIS BEAUTIFUL FAMILY HOME *

ACCOMMODATION COMPRISING :

GROUND FLOOR :

ENTRANCE PORCH

Composite front entrance door into porch with upvc double glazed windows.

HALLWAY

Spacious hallway. Staircase leading to the first floor accommodation.

LOUNGE 21'2" x 11'7" (6.45 m x 3.54 m)

Large lounge. Inset living flame coal effect gas fire with marble effect backdrop, hearth and fire surround. Double glazed windows to the front and side.

Door to :

ORANGERY 17'2" x 11'3" (5.22 m x 3.44 m)

Large orangery. Double glazed windows. French doors leading onto the well maintained rear garden.

DINING ROOM / 2ND LOUNGE 10'5" x 10'11" (3.2m x 3.2m)

Double doors lead from the hallway into a versatile room that can be either a second reception room or dining room. UPVC windows overlooking front garden.

KITCHEN 20'0" x 8'8" (6.11 m x 2.65 m)

An extensive range of modern fitted units with real granite working surfaces. One and a half bowl inset stainless steel sink unit with feature 'boiling tap'. Range style cooker with stainless steel splashback and extractor cooker hood over. Tiled flooring. Upvc double glazed windows with garden views. Door leading to the rear porch, utility room and the rear garden.

UTILITY ROOM 12'8" x 5'6" (3.85 m x 1.67 m)

Fitted units with work top. Stainless steel sink unit. Space for washing machine and dryer. Large laundry storage unit.

FIRST FLOOR:

MASTER BEDROOM 16'5" x 10'1" (5.00 m x 3.08 m)

Large master bedroom. Ample storage with a range of full length fitted wardrobes. Double glazed window overlooking the front garden.

Door to :

EN SUITE BATHROOM 8'7" x 5'9" (2.6 m x 1.76 m)

Modern and large en suite fully tiled wet room. Walk-in shower, feature freestanding bath. Low flush wc, Wash hand basin set on a complimentary vanity unit. Complimentary fully tiled walls with co ordinating border tile and tiled floor.

BEDROOM 2 13'1" x 9'1" (3.98 m x 2.78 m)

Double glazed windows overlooking rear garden.

BEDROOM 3 12'2" x 11'10" (3.60 m x 3.72 m)

Double glazed window overlooking front garden.

BEDROOM 4 8'3" x 9'1" (2.52 m x 2.78 m)

Double glazed windows overlooking rear garden.

BATHROOM

Modern fully tiled wet room. Walk-in shower. Panel bath, Wash hand basin set on a complimentary vanity unit. Low flush w.c. Complimentary fully tiled walls with co ordinating border tile and tiled floor.

EXTERNAL

Well maintained gardens to the front side and rear.

DOUBLE GARAGE 17'6" x 16'0 (5.33 m x 4.87 m)

Two up and over doors, power and light laid on. Extensive parking to the front for approximately three plus vehicles.

TYPE OF HEATING

Gas central heating.

EPC RATING C

TENURE

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless separately included within the legal ' fixtures & fittings' details.

PROPERTY MISDESCRIPTIONS Under the Consumer Protection from Unfair Trading Regulations 2014, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements 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, and they do not form any part of any contract.

INFORMATION, please note this brochure including photography was prepared by Homequest Property Management Services Ltd in accordance with the sellers' instructions.

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 of contract. Properties are measured to the maximum, which is to the widest and deepest point.

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.

VIEWING By prior appointment with the vendors agent Homequest Property Management Services Ltd, 4 Poulton Road, Fleetwood. FY7 6TE.