

Road Map



Hybrid Map



Terrain Map

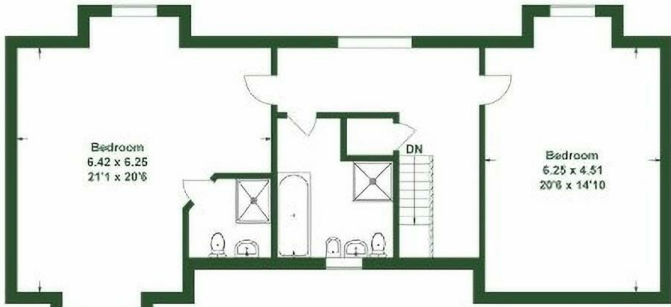


Floor Plan

Approximate Gross Internal Area : 218.18 sq m / 2348 sq ft
Garage : 29.70 sq m / 320 sq ft
Total : 247.88 sq m / 2668 sq ft



Ground Floor



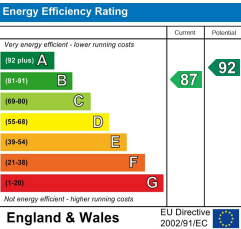
First Floor

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Hillcrest Westfield Close

Elswick, Preston, PR4 3YN

Offers In The Region Of £650,000  3  3  2  B



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Introduction

Set on the edge of the village of Elswick, a fantastic cul-de-sac of just three executive style bungalow properties that have been specifically designed for the over 55's. From entry onto Westfield Close it is clear to see the quality that these properties afford, with each property having plenty of parking ahead of a double garage and attractive landscaped gardens to the front.

Built by Applethwaite Homes, these properties have been built with quality in mind. Perfect for those who are potentially looking to downsize, this property offers great flexibility. Set in the sought-after village of Elswick, within walking distance to shop, pub and park. There is also a village primary school nestled between Elswick and Great Eccleston. There is good access onto the main road and motorway network, making this ideal for those who need good accessibility.

Externally the properties have the benefit of landscaped gardens to the front and rear to include lawned and bedded areas and a path to the front door. There is also a path round the side of the property which leads through to the partly walled rear garden. The gardens are of good proportion and have a large patio to the rear and lawns beyond.

Property Description

A path leads through to the part glazed front door which opens into a spacious entrance hall. The entrance hall is complete with Karndean floor covering which continues into the kitchen and utility spaces.

The entrance hall has an attractive staircase which

leads up to the first floor and doors off to the various ground floor rooms. There are two cupboards off the entrance hall, perfect for cloak and other storage.

The spacious lounge is presented to the front of the property and has a beautiful box bay window to the front, providing plenty of natural light.

The centrepiece of this beautiful home has to be the living kitchen which is complete with a range of wall and base mounted kitchen units in shaker style with a quartz work surface over incorporating a breakfast bar. There is a one and a half sink and drainer integrated into the work surface. Integrated appliances include induction hob with an extractor over, double oven, fridge freezer and dishwasher.

There are two sets of patio doors out to the rear gardens, plenty of space for both dining and lounging. A door leads through to the utility room where there is a WC off. There is a WC, wash handbasin set in a unit and a heated towel rail. The utility room has a range of units to compliment the kitchen with Quartz work surface over, along with a sink, point for a washing machine and dryer. There is also a part glazed door out to the rear gardens. A door leads through to the double garage which has an electric 'up and over' door. The boiler and water tank are positioned within the garage.

The property has been finished to an excellent specification and includes oak veneered doors, some Bosch appliances.

Again, to the front of the property is the guest suite which has a box bay window to the front of the property, again providing plenty of natural light. There

is an ensuite which has a large shower, wash handbasin set in a unit and a WC along with a heated towel rail. This room has fully tiled walls and Karndean floorcovering.

The staircase rises to the first floor where there is a spacious landing and Velux window providing plenty of natural light. A store cupboard is found off the landing and we understand from the builders that there is potential for a lift to be placed within this space, buyers will need to verify this ahead of offering on the property should this be of interest.

The Principal Bedroom suite is something to behold and includes part vaulted ceilings with windows to both the front and rear of the property giving a bright, spacious bedroom. The ensuite has a shower and washbasin set in a unit and a WC. The floorcovering is Karndean and the walls are fully tiled. The second bedroom is a spacious room and has a window to the rear of the property. There is another spacious and bright room which has another window to the rear of the property.

The family bathroom has a range of Villeroy & Boch fittings to include a bath with a shower head fitting, twin wash handbasins set in a unit and a shower. The

floorcovering is Karndean, the walls are tiled and there is also a heated towel rail.

Further Information

EPC Rating B

Council Tax Band - F - Fylde Borough Council Service

