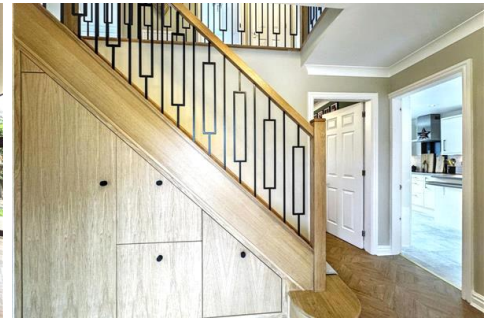




LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



£480,000 Freehold

Meticulously modernised 4 bed family home in St Michaels, featuring a new oak staircase, meticulously curated throughout, conservatory with new insulated roof, stylish bathrooms, landscaped garden, new boiler, and double garage. This homes offers accommodation of generous and versatile proportions

- A beautifully presented executive family home
- Primary bedroom with walk in wardrobe and en suite
- Four double bedrooms
- Generous and versatile living accommodation
- Peaceful location

Nestled in a peaceful cul-de-sac in the heart of St Michaels, this beautifully modernised and meticulously curated family home offers spacious and flexible living accommodation throughout.

Thoughtfully upgraded over the last 12 months, the property now blends timeless character with high-quality contemporary finishes, making it ready for immediate enjoyment.

As you enter the home, you're welcomed into a bright and spacious hallway featuring newly laid oak effect laminate flooring, stylish décor, and a striking bespoke oak staircase with integrated LED lighting and substantial built-in storage. This inviting space sets the tone for the rest of the property and leads to all ground-floor rooms.

The office to the front of the home has been fully redecorated, with new carpet, lighting, and fitted blinds, making it ideal for home working, though it could easily serve as a snug or playroom. The downstairs WC has also been tastefully updated, now featuring wall mouldings, new tiling imported from the USA, a new toilet, and a contemporary vanity unit.

The main living room is a warm and elegant space, recently redecorated with new carpets and lighting, and centred around a charming living flame gas fire with a brick surround. Two stained glass windows and a bay window to the front elevation add character and natural light. Double doors lead into the conservatory, creating a seamless flow through the home.

The conservatory itself is an outstanding year-round living space. It now benefits from a newly installed, fully insulated roof complete with lighting and a ceiling fan, enhancing comfort in all seasons. With new flooring and five radiators, it serves as a wonderful dining and seating area. French doors open to the rear garden, while additional patio doors offer even more access and light.

Adjacent to the conservatory is a versatile reception room, currently used as a games room. This could also be used as a snug or relaxation area.

The kitchen has been designed with both functionality and style in mind. It features an extensive range of wall and base units, modern worktops, and a breakfast bar for casual dining. High-spec integrated appliances include a double Bosch oven, fridge/freezer, dishwasher, wine fridge, and induction hob with extractor. Dual-aspect windows bring in plenty of light, and a door leads through to the practical utility room, which also benefits from new flooring.

Upstairs, the improvements continue. The main bedroom suite has been enhanced with a large walk-in wardrobe, integrated bedside lighting, and a custom media and fireplace wall. Though the TV and ceiling fan are not included in the sale, the space they leave behind is thoughtfully designed and luxurious. The en suite features a P-shaped bath with shower, a vanity unit with inset basin and WC, and is flooded with natural light.

Bedroom two has been redecorated with stylish wall panelling and new carpets, while bedroom three has also had new carpet fitted. Bedroom four is generously sized, light-filled, and overlooks the rear garden.

The family bathroom is fitted with a modern three-piece suite, including a double shower, wash basin with vanity storage, and a WC. The space is finished with contemporary fittings and receives natural light via an opaque rear-facing window.

Additional upgrades include a brand-new central heating system with combi boiler and the removal of the old water tank, transforming the landing cupboard into a practical storage area. Throughout the home, lighting has been upgraded, flooring refreshed, and every room has been thoughtfully decorated to an exceptional standard.

Outside, the front of the home has been landscaped to include mature planting and a paved driveway offering ample parking. A detached double garage with electric door, power, and lighting provides further secure storage, with access via a side door to the rear garden. The rear garden itself is a private and generous space, now featuring a new 16m² patio, established shrubs and trees, and plenty of lawn. There's also an external power outlet by the eaves for seasonal LED lighting.

This is a rare opportunity to purchase a truly turnkey home, where every detail has been carefully considered. Stylish, spacious, and situated in a sought-after village setting, this property is ideal for families seeking comfort, quality, and flexibility in equal measure.

Do not miss this opportunity to call this home your own - Call 01995 213101 today to arrange your viewiwnng!

Council Tax Band: G (Wyre Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

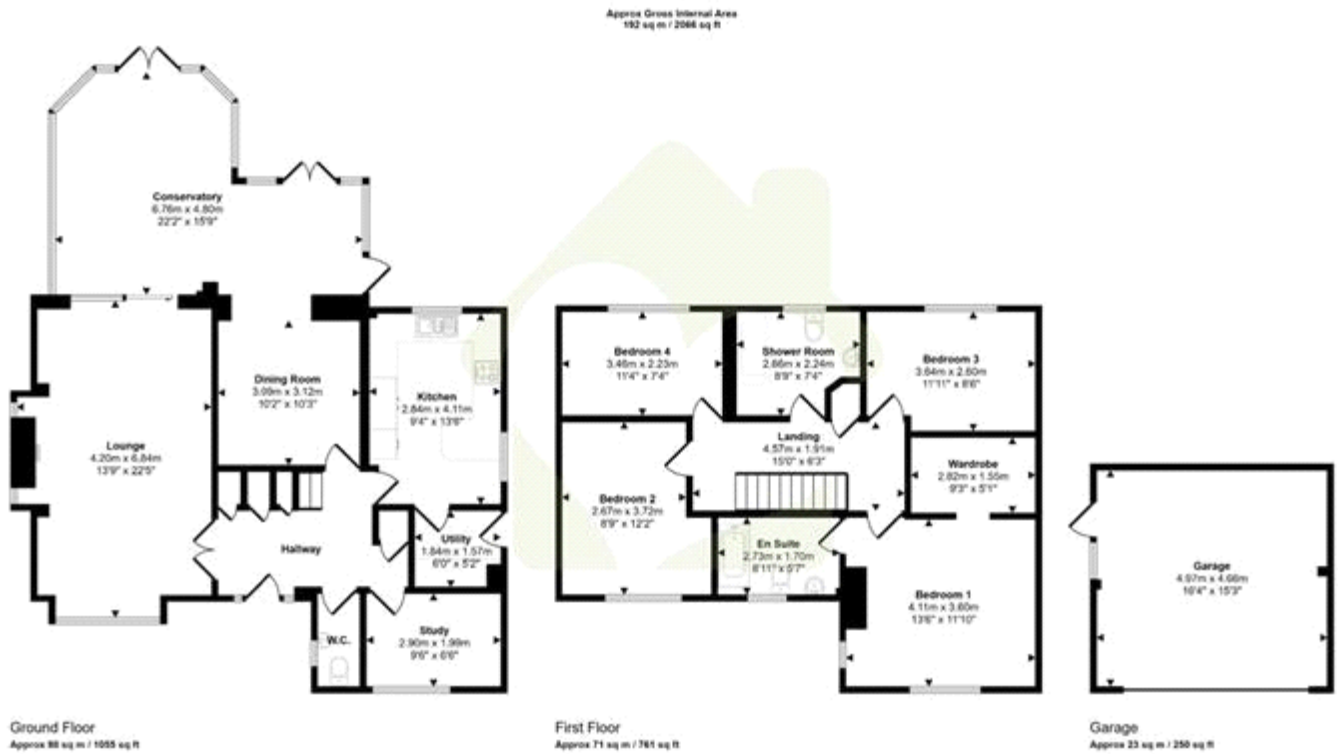
Sewerage: Mains











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.