



193a Common Edge Road, Blackpool

Blackpool

Offers Over **£500,000**

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Blackpool, Blackpool

Nestled on a private lane off Common Edge Road, this exquisite 5-bedroom detached house stands as a testament to exceptional design and impeccable craftsmanship. Welcomed by an elegant reception hallway with a striking central staircase leading to the gallery landing, the property exudes sophistication at every turn. The spacious lounge beckons a cosy ambience with a log burner, while double doors seamlessly connect to the stunning open-plan kitchen/dining room equipped with integrated appliances and a central island for effortless entertaining. Additional highlights to the ground floor include a sunroom with double patio doors that open up to the lush garden, a utility room, a snug/office/extra living room that further enhances the versatile living spaces on offer and a convenient WC. Upstairs, the master bedroom is a sanctuary of its own with fitted wardrobes featuring mirrored sliding doors, along with an en-suite equipped with a freestanding bath-tub, WC, shower cubicle, and a double basin unit. Complementing the luxurious master suite are a further 4 double bedrooms, one with an en-suite, a four-piece suite family bathroom, and a study for added functionality.

Outside, the property boasts a gravelled area to the front adorned with lush greenery, inviting residents and guests to a warm welcome upon arrival. The off-road parking and double garage ensures convenience and ease of access. Completing this property is the spacious private enclosed garden to the rear adorned with wooden decking, a well-manicured lawn, a wooden playhouse/storage room, and a convenient log store.

This property presents a rare opportunity to embrace a lifestyle of luxury, comfort, and serenity within a meticulously crafted residence that invites you to call it home.

Council Tax band: G

Tenure: Freehold





- Individually Built Detached Residence situated on a private lane off Common Edge Road
- Elegant Reception Hallway with feature central staircase leading to Gallery Landing
- Spacious Lounge with log burner and double doors opening up to the stunning open plan Kitchen/Dining Room with integrated appliances and central island
- Sunroom with double patio doors leading out to the garden, utility room and snug/office/additional living room with double patio doors, GF WC
- Master Bedroom with fitted wardrobes featuring mirrored sliding doors, en-suite with freestanding bathtub, WC, shower cubicle and double basin unit
- 4 Double Bedrooms, one with en-suite, 4 piece suite family Bathroom, Study
- Double Garage, Off Road Parking, Spacious Private Enclosed Garden to the rear featuring wooden decking, laid to lawn, wooden playhouse/storage room, log store





Entrance Hall

14' 8" x 10' 11" (4.48m x 3.34m)

GF WC

2' 2" x 10' 10" (0.67m x 3.31m)

Lounge

13' 7" x 17' 9" (4.15m x 5.41m)

Kitchen/Dining Room

31' 3" x 13' 1" (9.52m x 3.99m)

Sunroom

12' 2" x 14' 1" (3.71m x 4.30m)

Utility Room

13' 1" x 4' 11" (3.98m x 1.49m)

Snug/Office/Living Room

16' 3" x 9' 7" (4.95m x 2.91m)





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Landing

Master Bedroom

14' 2" x 16' 6" (4.31m x 5.04m)

En-suite

7' 9" x 12' 6" (2.35m x 3.82m)

Bedroom 2

13' 7" x 8' 10" (4.15m x 2.70m)

En-suite

8' 3" x 2' 9" (2.51m x 0.84m)

Bedroom 3

10' 2" x 10' 4" (3.10m x 3.14m)

Bedroom 4

9' 7" x 10' 3" (2.91m x 3.13m)

Bedroom 5

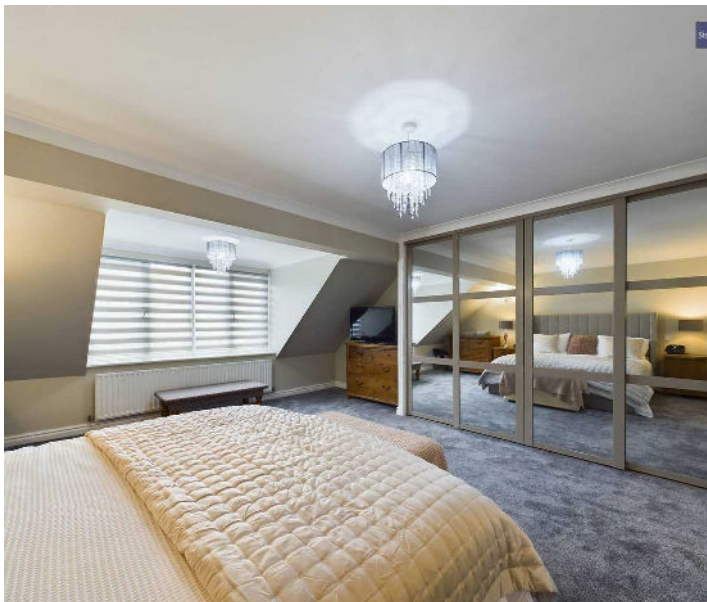
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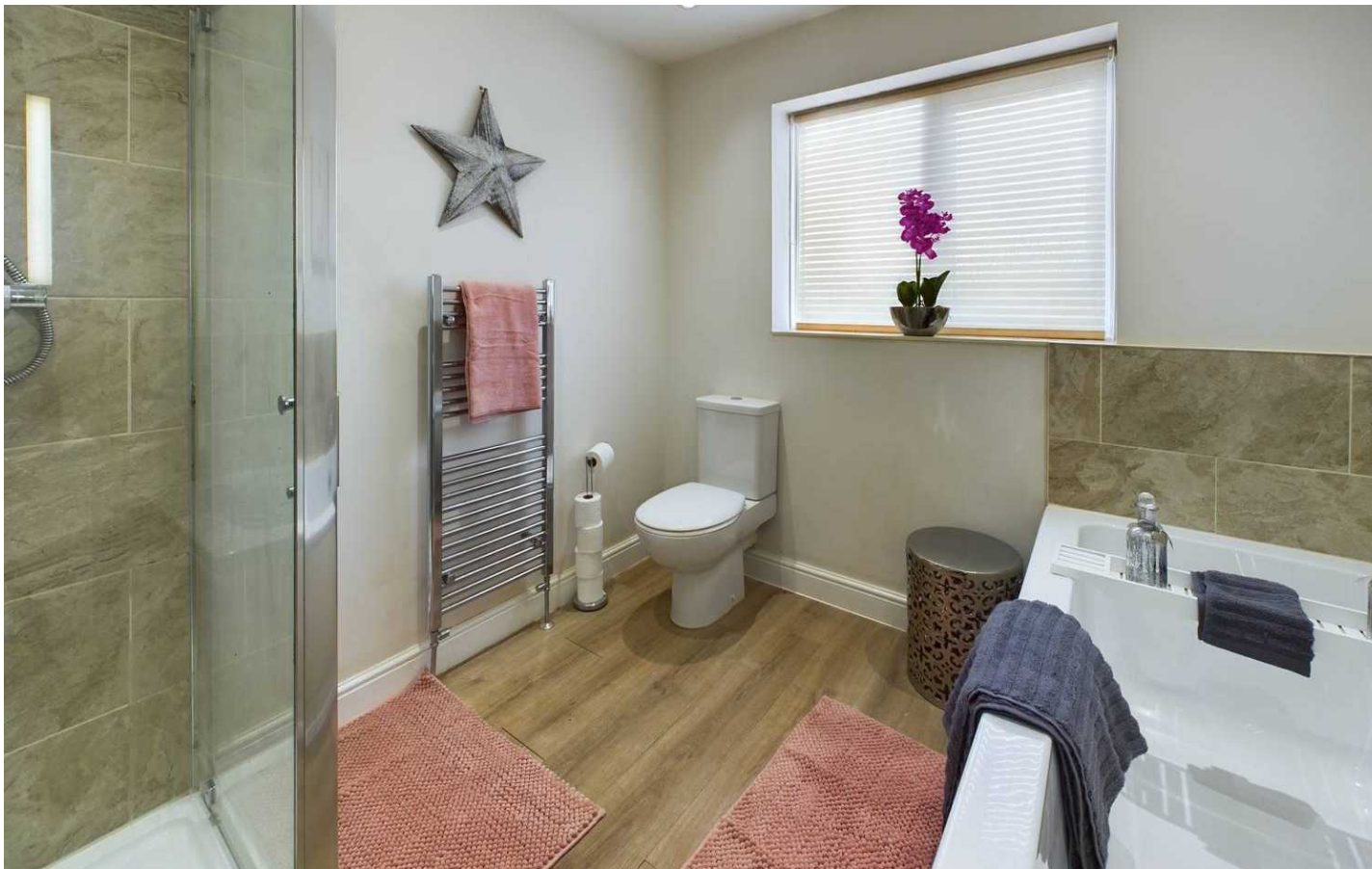
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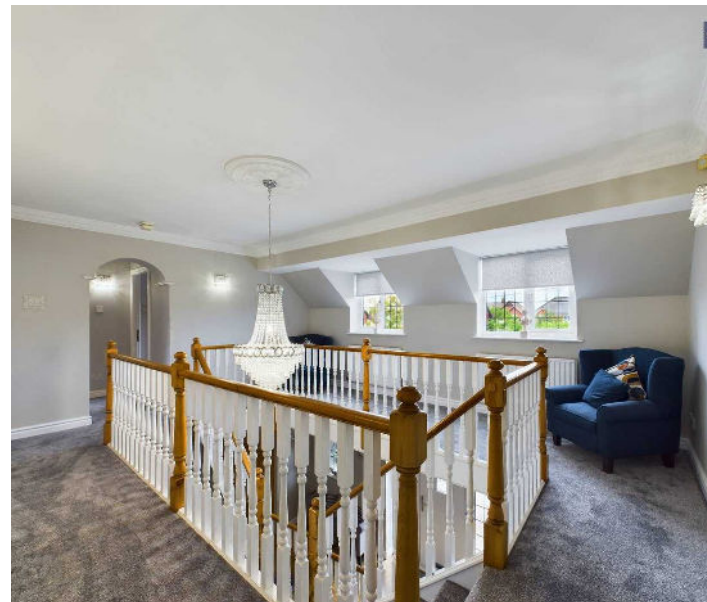
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FRONT GARDEN

Gravelled area with laid to lawn and shrubbery. Off road parking.

REAR GARDEN

Spacious private garden to the rear with wooden decking, Wendy house and storage unit complete with logs ready for use

DOUBLE GARAGE

2 Parking Spaces

OFF STREET

2 Parking Spaces





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