



55 Oldfield Carr Lane, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over **£900,000**

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*SOUGHT AFTER LOCATION SPACIOUS FAMILY HOME**

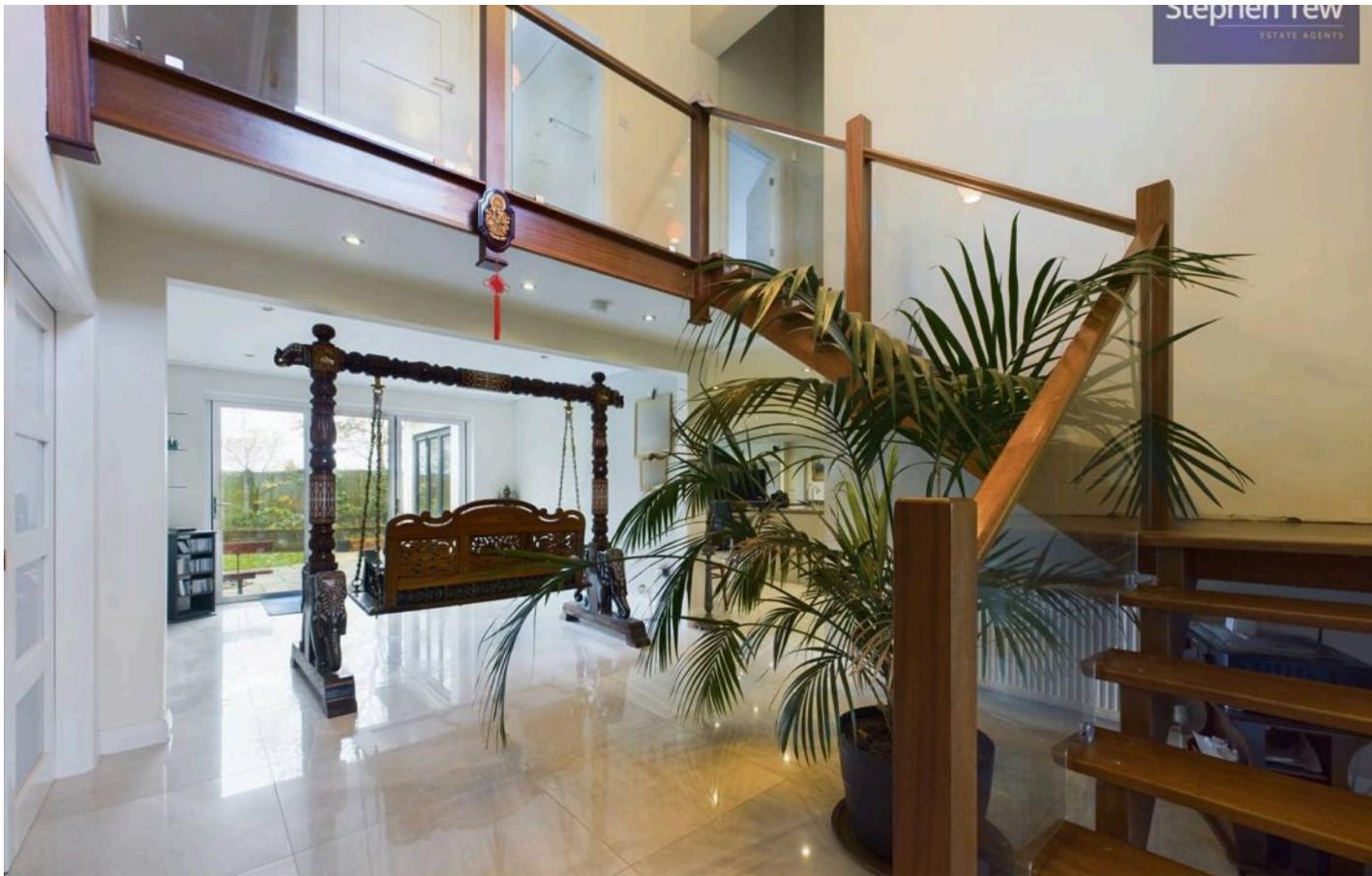
We have great pleasure in offering this distinctive family home in a desirable location in Poulton Le Fylde. Boasting high end finishes and bespoke designs throughout, the versatile accommodation has much to offer. Briefly comprising to the ground floor a glass fronted entrance porch with built in cloakroom leading into an open hallway with its feature staircase that has an open aspect to the first floor and gives the property a real grand feel. The open kitchen/dining family room boasts modern designer kitchen with marble worktops and integrated appliances including a Siemens fridge freezer and dishwasher, a Gaggenau microwave and steam oven. The island houses a Siemens seven ring hob and Belfast style sink with tap over. Bifold doors lead out to the rear garden. Beyond the kitchen to the front of the property you will find a useful room currently used as a study, a door leads from this room to the ground floor WC. Off the kitchen you can access the integral double garage with fitted units, the boiler and an electric rolling door. The lounge with its picture window to the front and tilt and turn doors to the rear flood the room with light, it also benefits from a wood burning stove for those cooler evenings.

The first floor landing shows off the open staircase, with doors leading to the four double bedrooms. The Master bedroom benefits from an ensuite and walk in wardrobe. A Juliet style balcony with stunning views and high ceilings finish off this bedroom to perfection. The second bedroom also benefits from an ensuite bathroom, with the third bedroom having access to the main family bathroom in a Jack and Jill style with the landing.

Externally, to the front, along side the double garage, the property offers ample off road parking with a neat lawned area with mature hedges and trees. To the rear is an enclosed garden with lawn and raised beds and a flagged patio area.

This property is in an enviable position in one of the most sought after locations in Poulton Le Fylde. A quite location, but close enough to benefit from all that Poulton has to offer including local shops, larger supermarket chains, bars, restaurants and more. There are plenty of OFSTED outstanding primary schools nearby and with the local high schools being some of the best on the Fylde





Entrance Vestibule
8' 6" x 5' 1" (2.60m x 1.56m)

Cloakroom

Reception Hall
11' 11" x 25' 10" (3.64m x 7.87m)

Lounge
14' 2" x 25' 11" (4.33m x 7.89m)

Kitchen/Diner/Family Room
25' 6" x 30' 1" (7.77m x 9.18m)

Office
7' 4" x 16' 8" (2.23m x 5.07m)

GF WC
2' 8" x 5' 3" (0.82m x 1.61m)

Landing
16' 10" x 3' 5" (5.14m x 1.03m)

Master Bedroom
21' 11" x 18' 2" (6.67m x 5.54m)

En-Suite
6' 3" x 7' 7" (1.90m x 2.31m)

Bedroom 2
13' 7" x 14' 6" (4.15m x 4.43m)

En-suite
6' 2" x 6' 10" (1.88m x 2.08m)

Bedroom 3
17' 4" x 12' 0" (5.29m x 3.67m)

Bedroom 4
14' 2" x 13' 8" (4.31m x 4.17m)

Bathroom
8' 9" x 11' 10" (2.66m x 3.61m)





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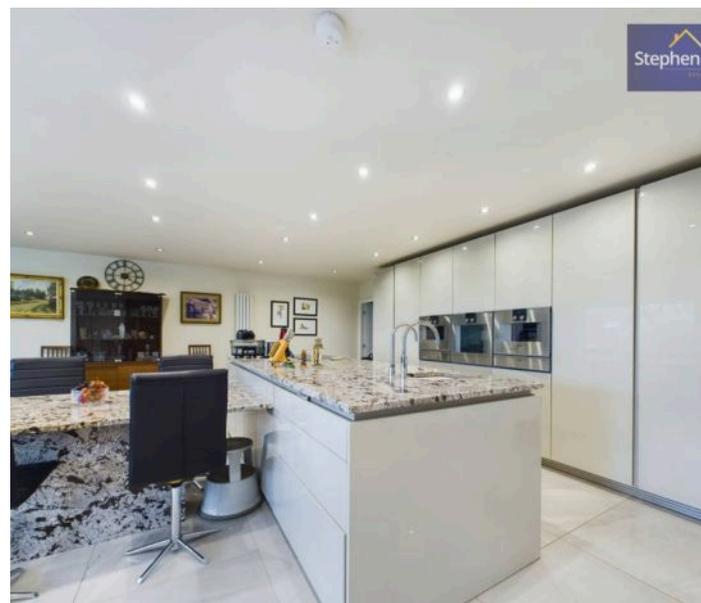
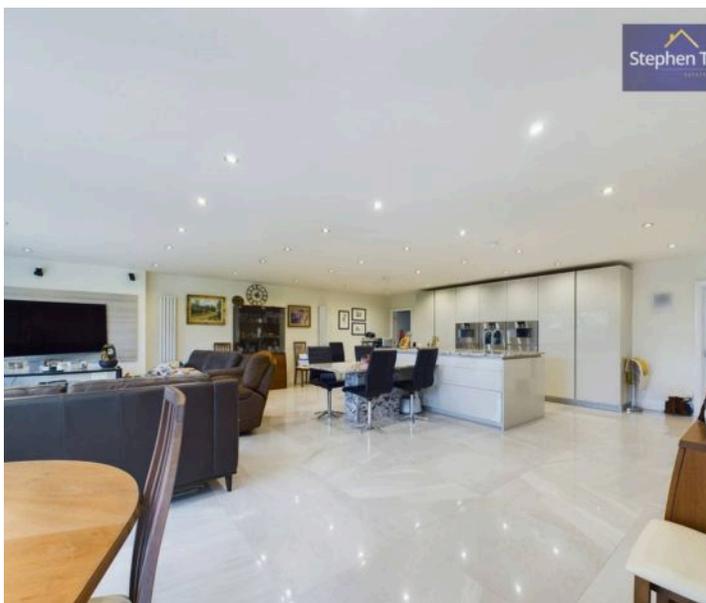
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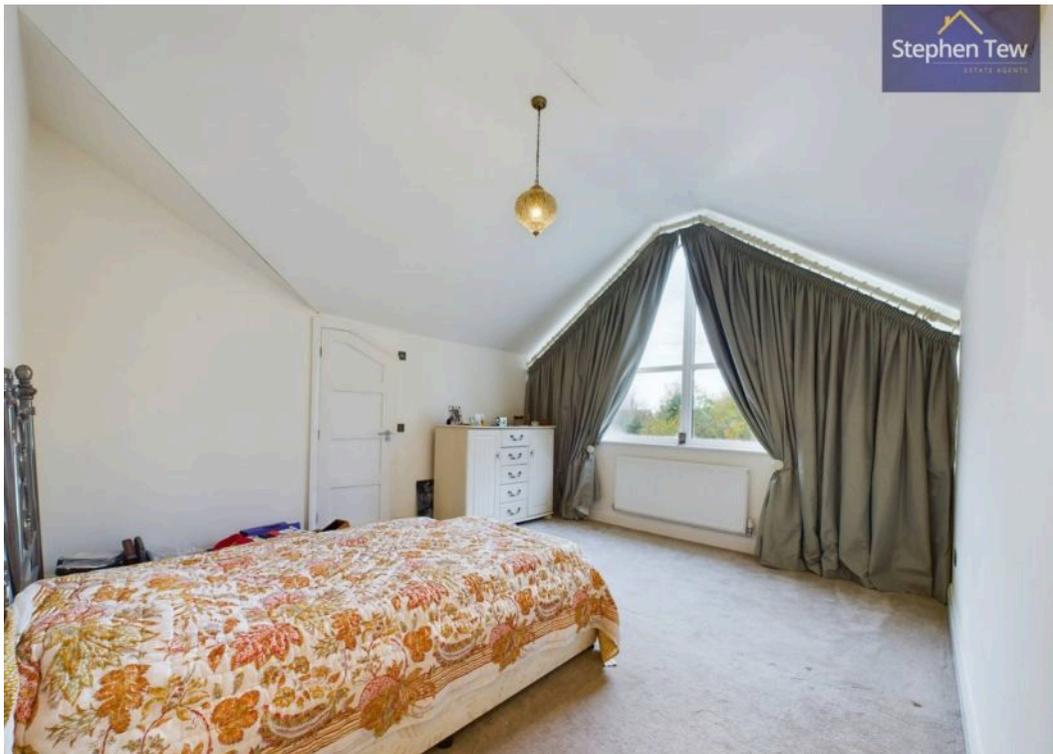
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FRONT GARDEN

Laid to lawn to the front with shrub and tree lined borders. Paved driveway for 2 cars.

REAR GARDEN

Private south facing garden to the rear with laid to lawn, flower borders and paved patio area.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





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