



45 Benedict Drive, Blackpool

Blackpool

Offers Over **£350,000**

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Blackpool

This beautifully presented 4-bedroom detached house, located on the prestigious 'Highcross Park' development and built in 2015 by Wain Homes, epitomises modern family living. Situated within walking distance to Poulton, local schools, shops, and amenities, this extended property offers a comfortable and elegant lifestyle. The ground floor boasts an entrance hall, ground floor WC, lounge with patio doors leading onto the extension, open plan kitchen/diner with integrated appliances, utility room, and an extended orangery featuring a remote-controlled electric fire, patio doors opening up to the garden and skylight providing an abundance of natural light.

Upstairs, there are 4 generously sized bedrooms, with an en-suite to the master bedroom and fitted wardrobes in bedroom 3. The contemporary 4-piece suite family bathroom ensures a touch of luxury.

Outside, the property continues to impress with a front garden laid to lawn and a driveway for convenient parking. Moving to the rear, the enclosed garden offers a serene retreat with a lush lawn and a flagged patio area ideal for al-fresco dining or relaxation. A charming pergola provides a delightful focal point, while side gate access ensures convenience. This space is perfectly suited for entertaining guests or enjoying quiet moments with family, making it an inviting extension of the already impressive interior of this exceptional family home.

Additional highlights of this superb home include a driveway accommodating 2 cars and a garage with power and light. The property, now offered with freehold, eliminates the burden of monthly leasehold payments.

With meticulous attention to detail and maintained to the highest standard, this residence is ready to welcome its new owners into a world of comfort and style.

Council Tax band: E

Tenure: Freehold

- Detached And Extended 4 Bedroom Family Home, Beautifully Presented Throughout
- Located on the prestigious 'Highcross Park' development, built in 2015 by Wain





Hallway
8' 8" x 3' 5" (2.65m x 1.04m)

Lounge
20' 6" x 11' 8" (6.24m x 3.56m)

Kitchen/Diner
20' 5" x 13' 0" (6.22m x 3.97m)

Utility Room
8' 5" x 5' 5" (2.57m x 1.64m)

Orangery
12' 1" x 17' 7" (3.69m x 5.35m)

GF WC
5' 1" x 3' 9" (1.54m x 1.14m)

Landing
2' 11" x 9' 6" (0.88m x 2.89m)

Bedroom 1
11' 4" x 13' 1" (3.46m x 4.00m)

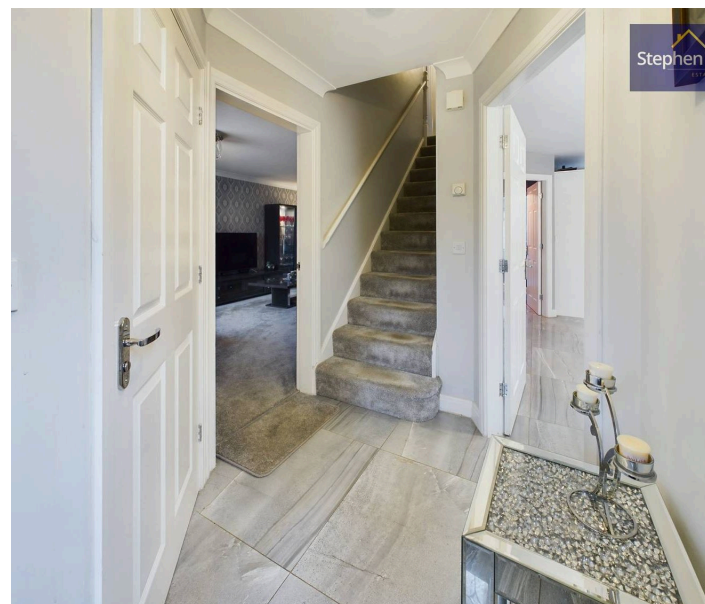
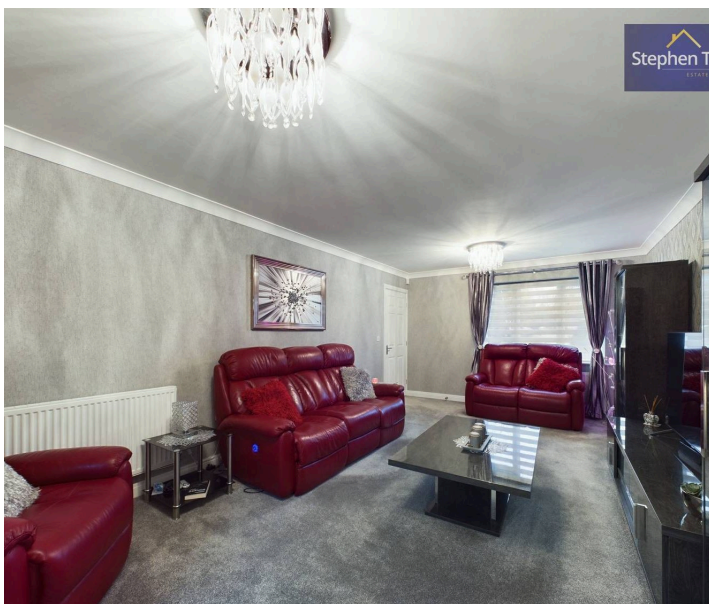
En-suite
7' 6" x 5' 6" (2.28m x 1.68m)

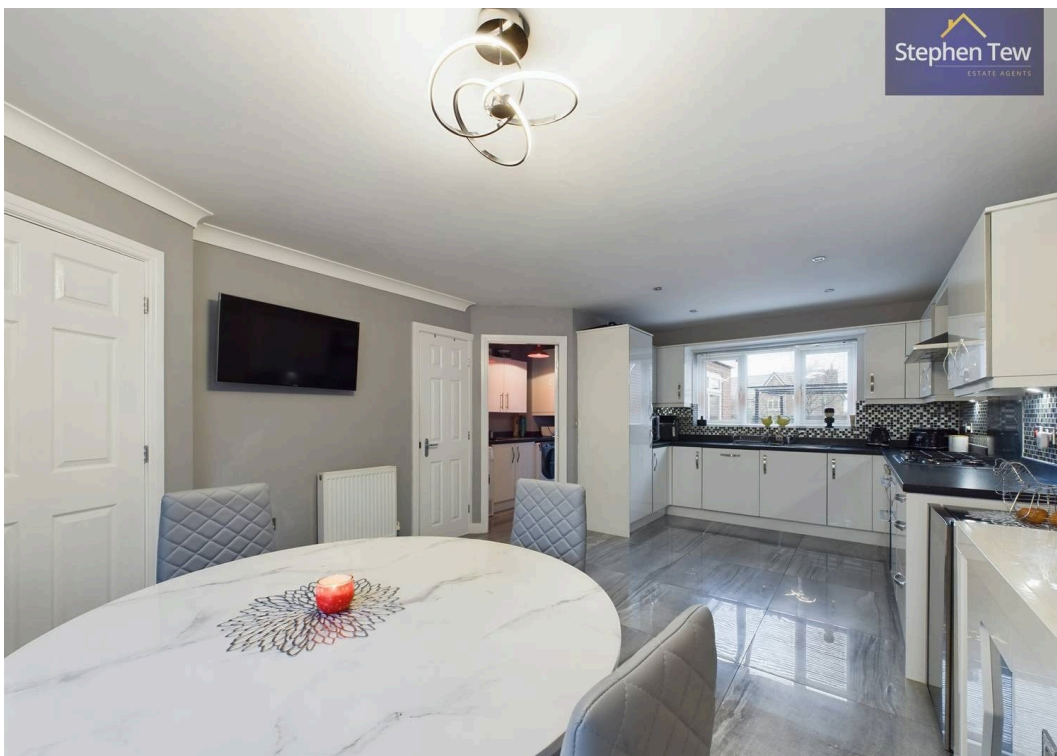
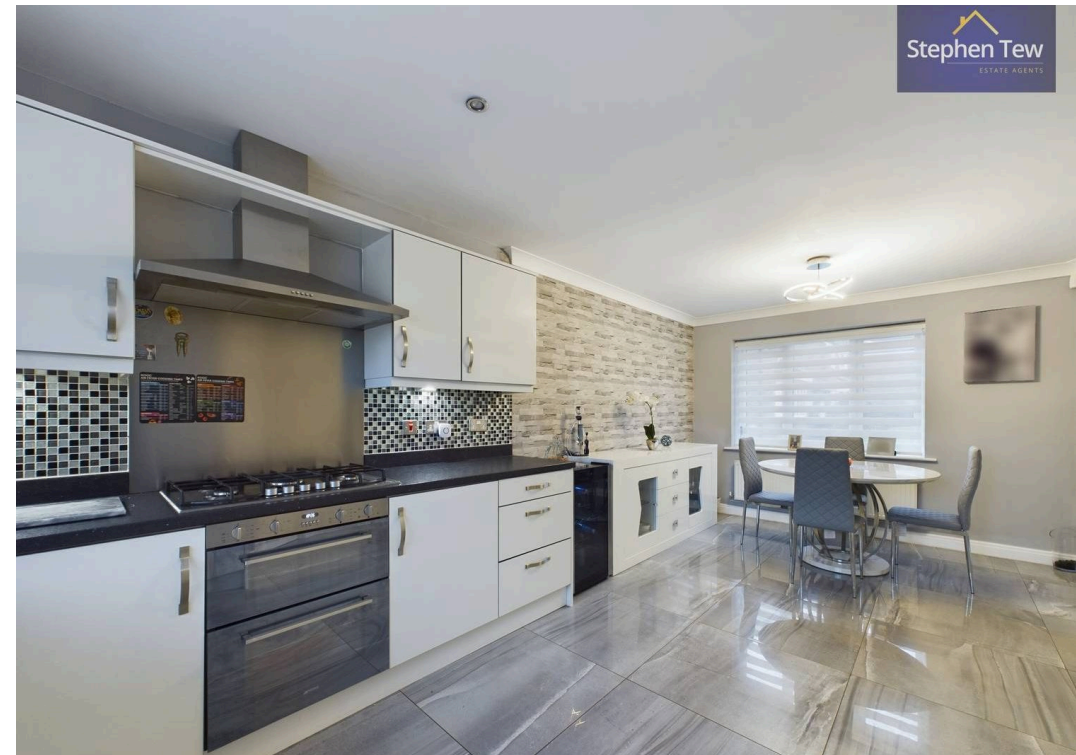
Bedroom 2
11' 4" x 12' 1" (3.45m x 3.69m)

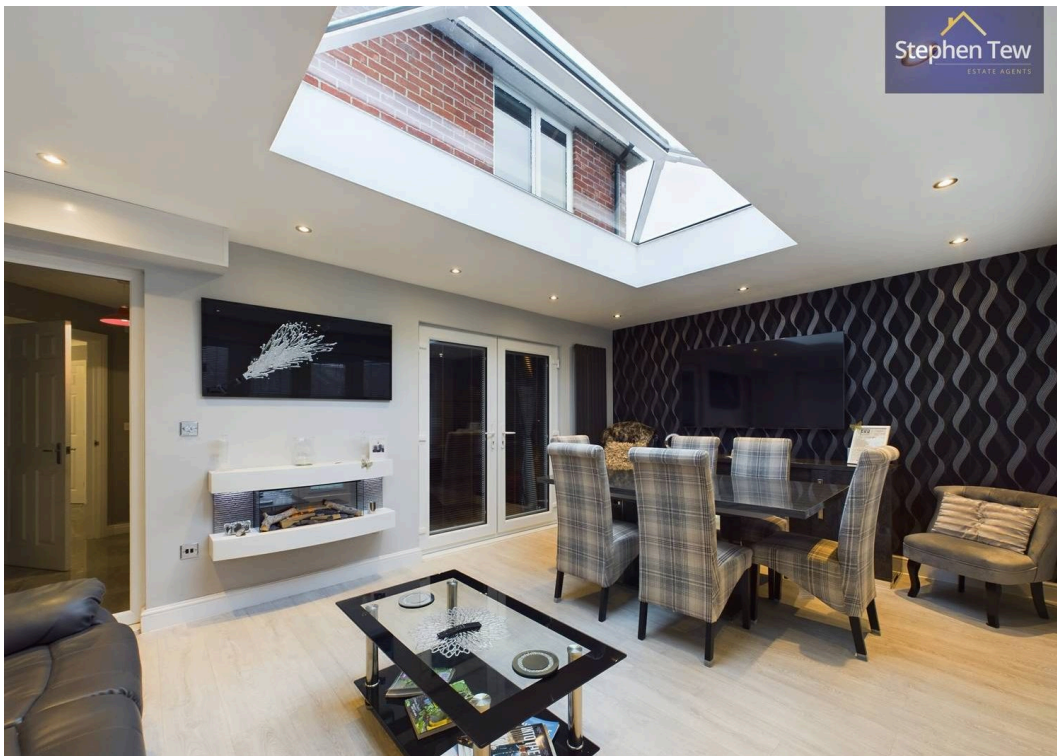
Bedroom 3
8' 9" x 9' 10" (2.67m x 2.99m)

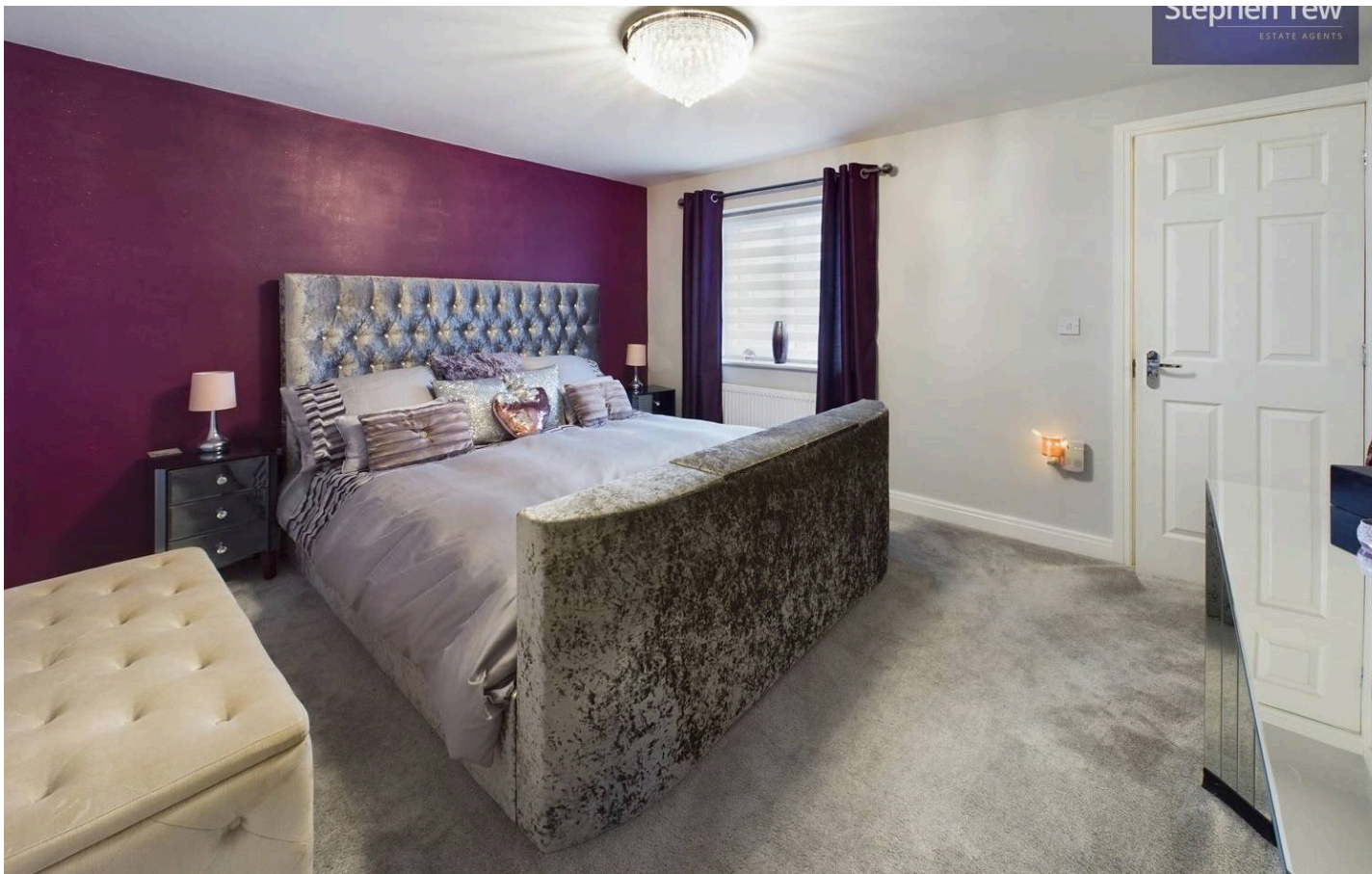
Bedroom 4
8' 6" x 8' 10" (2.60m x 2.70m)

Bathroom
5' 7" x 9' 7" (1.71m x 2.92m)









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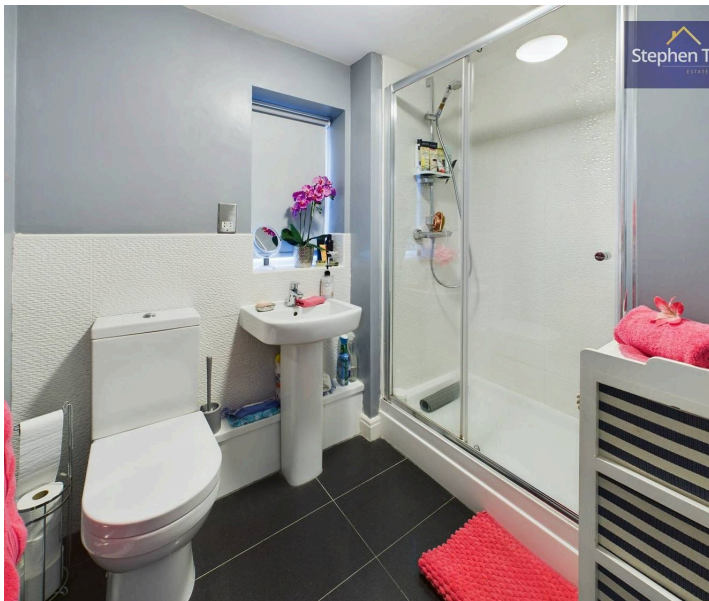
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FRONT GARDEN

Laid To Lawn And Driveway To The Front

REAR GARDEN

Enclosed garden to the rear with lawn and flagged patio area featuring a pergola and side gate access

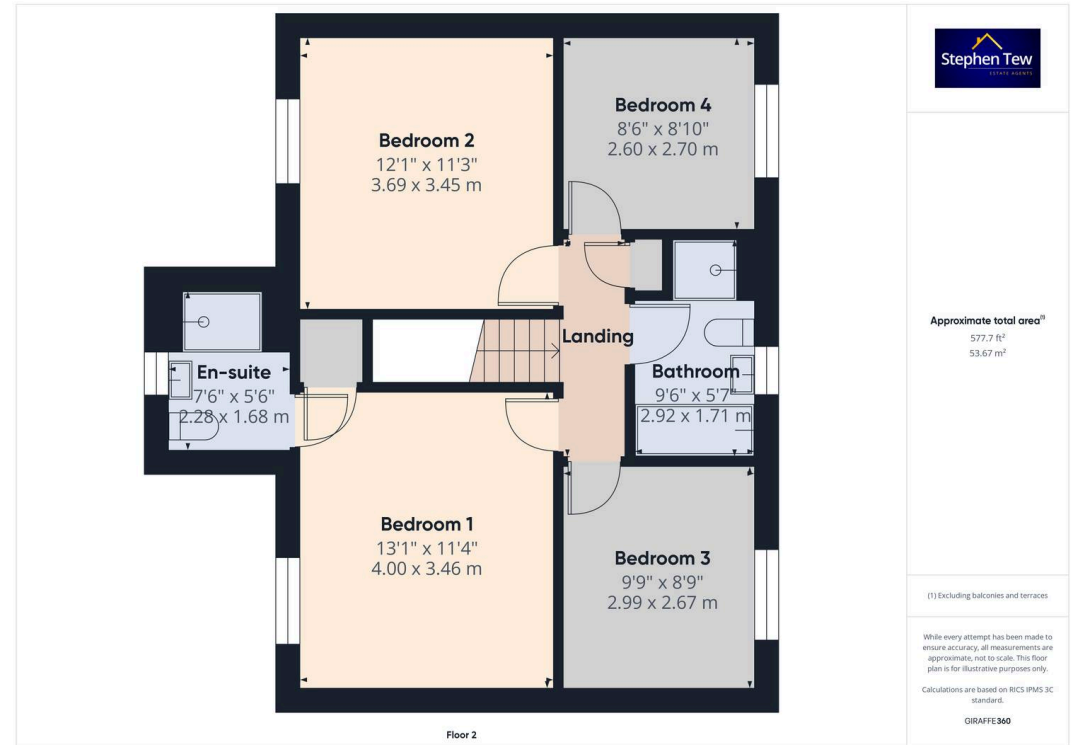
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

