



7 Newland Way, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £350,000

7 Newland Way

Poulton-Le-Fylde, Poulton-Le-Fylde

Nestled in a sought-after residential area of Poulton-le-Fylde, this extended 3/4-bedroom detached dormer bungalow is a true gem in a quiet cul-de-sac. Enjoying a prime location just a stone's throw away from a myriad of shops, dining establishments, reputable schools, and excellent transport links, this property offers the perfect blend of convenience and tranquillity. This well maintained, extended bungalow, boasts a spacious layout highlighted by the open-plan living and dining room, ideal for entertaining guests or simply unwinding in style. The entrance vestibule leads to the well-appointed kitchen equipped with integrated appliances and a breakfast bar, flowing effortlessly into the expansive family living space featuring dual patio doors that flood the room with natural light.

This exceptional property further impresses with two bathrooms, a convenient laundry room, and three bedrooms, as well as an additional versatile living room or bedroom with an adjoining loft room accessed via a staircase.

Outside, the delights continue with off-road parking making every-day life a breeze, while the east-facing garden offers a serene retreat for relaxing in the fresh air. The rear garden is a delightful escape, boasting an enclosed space with composite decking perfect for alfresco dining, and a wooden shed for storage needs. With side gate access enhancing the practicality of the outdoor area, this property truly offers a harmonious blend of indoor comfort and outdoor allure, making it a dream home for those seeking modern living in a peaceful and well-connected setting.

Council Tax band: D

Tenure: Freehold

- Extended 3/4 Bedroom Detached Dormer Bungalow
- Sought After Location In A Residential Area Of Poulton-le-Fylde In A Quiet Cul-de-Sac
- A Short Distance From An Array Of Shops, Easting Establishments, Schools And Transport Links
- Spacious Extension Creating A Fabulous Open Plan Living/Dining Room
- Entrance Vestibule, Hallway, Kitchen With Integrated Oven, Dishwasher And Breakfast Bar Leading Through To The Open Plan Family Dining/Living Room





Entrance Vestibule

3' 10" x 2' 11" (1.17m x 0.89m)

Hallway

13' 2" x 7' 3" (4.01m x 2.22m)

Kitchen

12' 5" x 11' 1" (3.79m x 3.39m)

Family Dining/Living Room

10' 0" x 25' 7" (3.05m x 7.81m)

Living Area

13' 10" x 7' 11" (4.21m x 2.41m)

Shower Room

5' 5" x 4' 11" (1.65m x 1.49m)

Laundry Room

5' 3" x 3' 5" (1.61m x 1.03m)

Bedroom 1

14' 2" x 11' 6" (4.32m x 3.51m)

Bedroom 2

10' 11" x 10' 5" (3.32m x 3.17m)

Bedroom 3/Office

9' 5" x 7' 6" (2.87m x 2.28m)

Bathroom

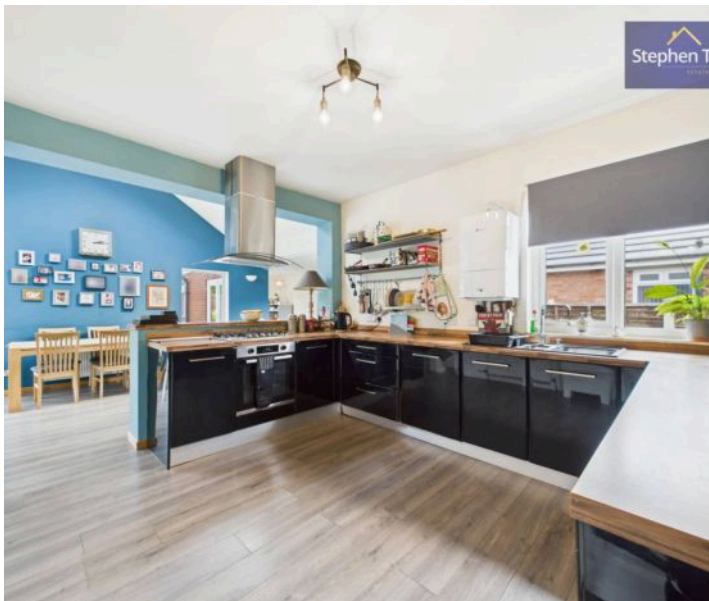
8' 0" x 4' 8" (2.43m x 1.41m)

Living Room

11' 11" x 10' 11" (3.64m x 3.33m)

Loft Room/Bedroom 4

14' 1" x 7' 6" (4.28m x 2.28m)





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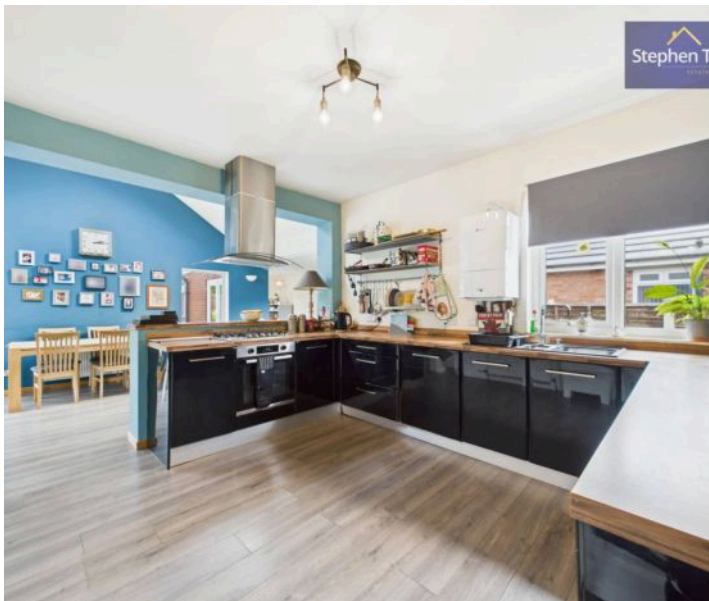
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FRONT GARDEN

REAR GARDEN

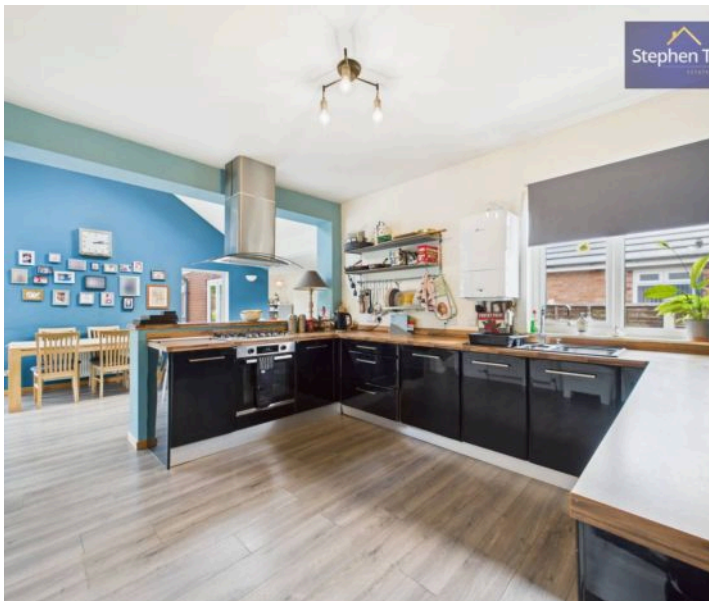
Enclosed garden to the rear with composite decking and wooden shed for storage. Side gate access.

DRIVEWAY

2 Parking Spaces

ON STREET

1 Parking Space





Approximate total area⁽¹⁾

1153 ft²
107 m²

Balconies and terraces

327 ft²
30.4 m²

Reduced headroom

10 ft²
0.9 m²

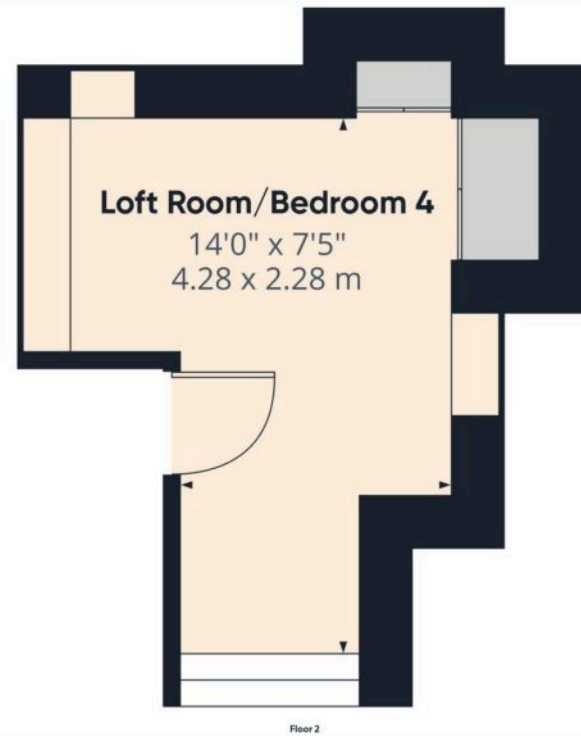
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only. Calculations are based on RICS SPMS 3C standard.

DRAFT 360



Approximate total area⁽¹⁾

149 ft²
13.8 m²

(1) Excluding balconies and terraces

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DRAFT 360



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