



48 Carr Head Lane, Poulton-Le-Fylde

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Offers Over **£450,000**

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Poulton-Le-Fylde

Nestled in the sought-after residential area within the market town of Poulton-le-Fylde, this beautifully presented 4/5-bedroom detached house sets a high standard for modern living.

The property welcomes you with an entrance porch and hallway leading to a cosy lounge featuring a remote-controlled electric fire. The real showstopper is the stunning open plan kitchen/diner/family room, exquisitely designed with integrated appliances including an oven, fridge, freezer, dishwasher, and wine cooler - with dual patio doors seamlessly connecting this space to the meticulously landscaped garden, offering a seamless indoor-outdoor lifestyle. The ground floor hosts two bedrooms, with the versatility of utilising one as an additional living room, serviced by a modern 4-piece suite bathroom. The first floor features three additional bedrooms, including one with built-in wardrobes, and a separate 3-piece suite shower room.

Convenience meets luxury with this property located in close proximity to local schools, an array of shops, dining options, and amenities. Boasting a garage, off-road parking for multiple cars, and landscaped gardens, this residence provides both practicality and beauty. With no onward chain, the property offers a swift transition for its future owners. This impeccably maintained home is a sanctuary, blending comfort with sophistication, creating an inviting retreat for families looking to settle in style.

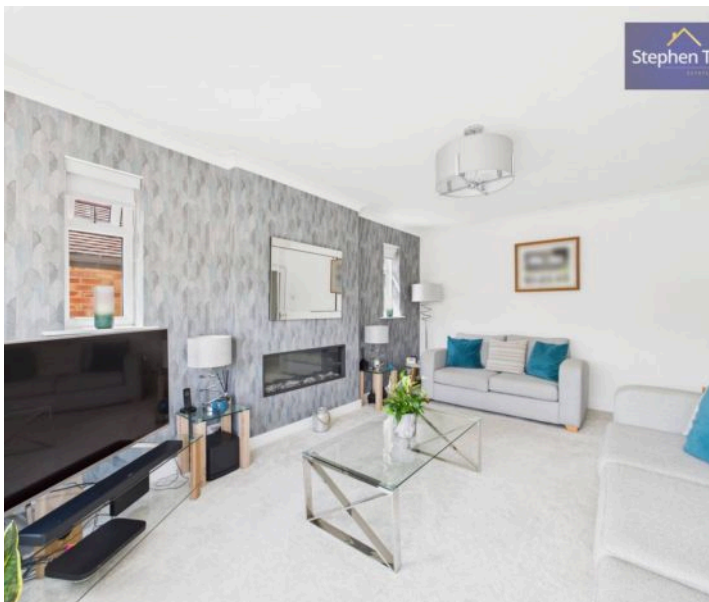
Council Tax band: F

Tenure: Freehold





- Detached 4/5 Bedroom Property
- Beautifully Presented To A High Standard Throughout
- Located In A Sought After Location In The Market Town Of Poulton-le-Fylde
- Within Close Proximity To Local Schools And An Abundance Of Shops, Eating Establishments And Amenities
- Garage, Off Road Parking For Multiple Cars, Landscaped Gardens
- No Onward Chain
- Entrance Porch, Hallway, Lounge With Remote Controlled Electric Fire
- Stunning Open Plan Kitchen/Diner/Family Room Boasting Integrated Oven, Fridge, Freezer, Dishwasher And Wine Cooler With Dual Patio Doors Opening To The Garden
- Separate Utility Room, 4 Piece Suite Modern Bathroom, 2 Bedrooms To The Ground Floor
- 3 Bedrooms, One Boasting Built In Wardrobes, 3 Piece Suite Shower Room To The First Floor





Entrance Porch

5' 5" x 6' 6" (1.66m x 1.98m)

Hallway

14' 2" x 6' 9" (4.32m x 2.06m)

Lounge

16' 4" x 12' 1" (4.97m x 3.68m)

Dining Room

12' 9" x 10' 0" (3.89m x 3.06m)

Kitchen/Living Area

9' 2" x 19' 2" (2.80m x 5.85m)

Utility Room

9' 2" x 4' 2" (2.79m x 1.27m)

Bathroom

9' 3" x 8' 3" (2.82m x 2.52m)

Bedroom 4

16' 0" x 11' 3" (4.87m x 3.43m)

Living Room/Bedroom 5

10' 10" x 10' 11" (3.31m x 3.33m)



Landing

3' 0" x 13' 1" (0.92m x 3.99m)

Bedroom 1

12' 10" x 11' 6" (3.90m x 3.50m)

Bedroom 2

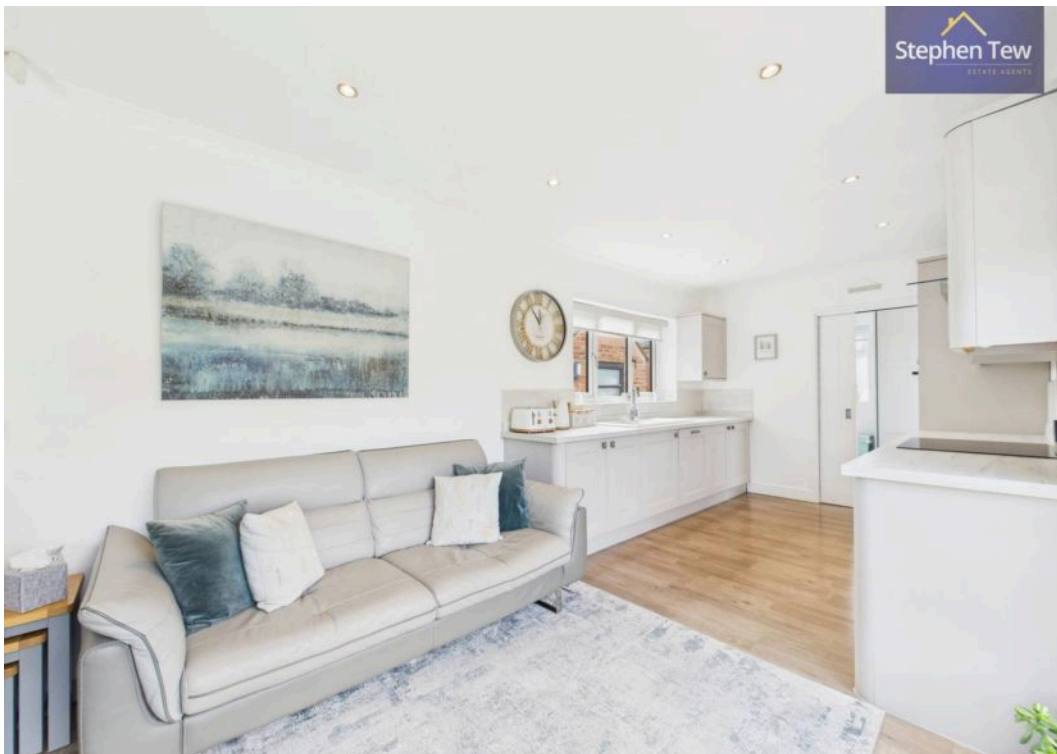
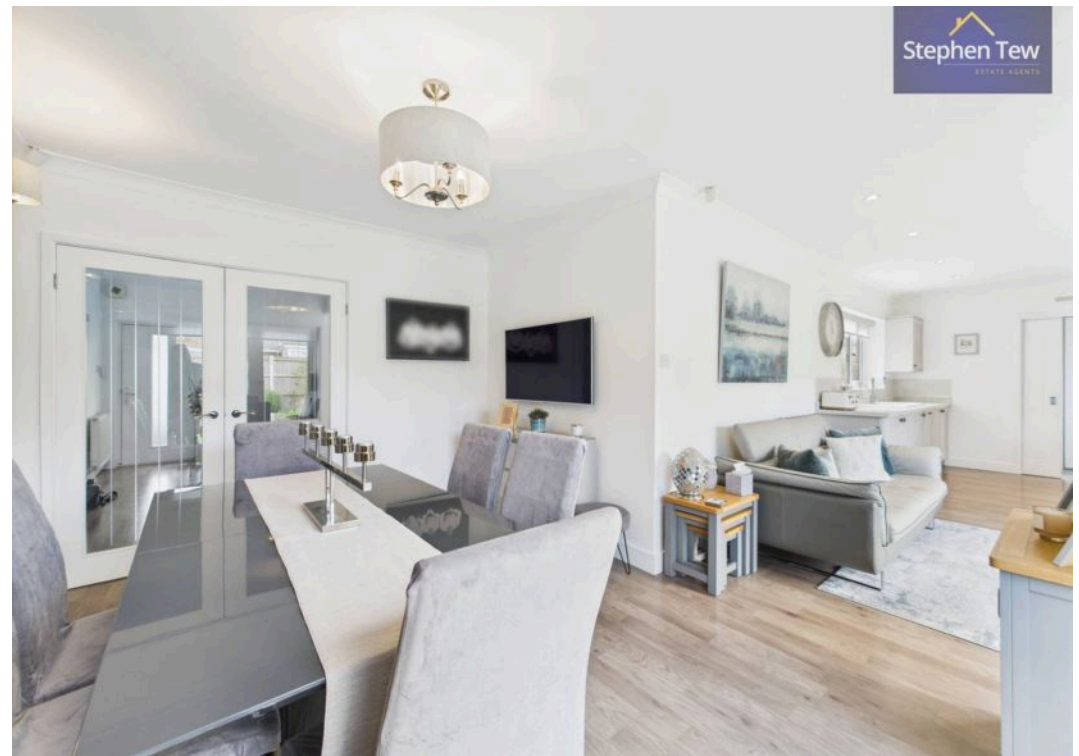
8' 2" x 9' 11" (2.48m x 3.02m)

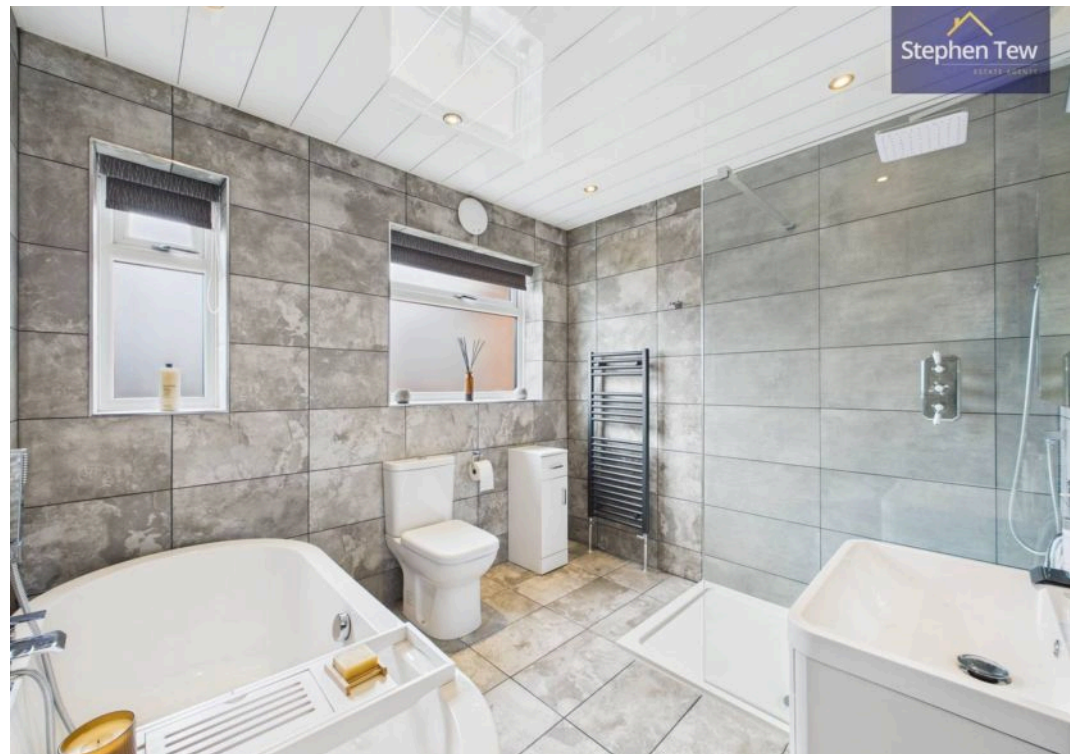
Bedroom 3

5' 0" x 8' 5" (1.52m x 2.56m)

Bathroom

8' 0" x 5' 8" (2.43m x 1.72m)







Entrance Porch

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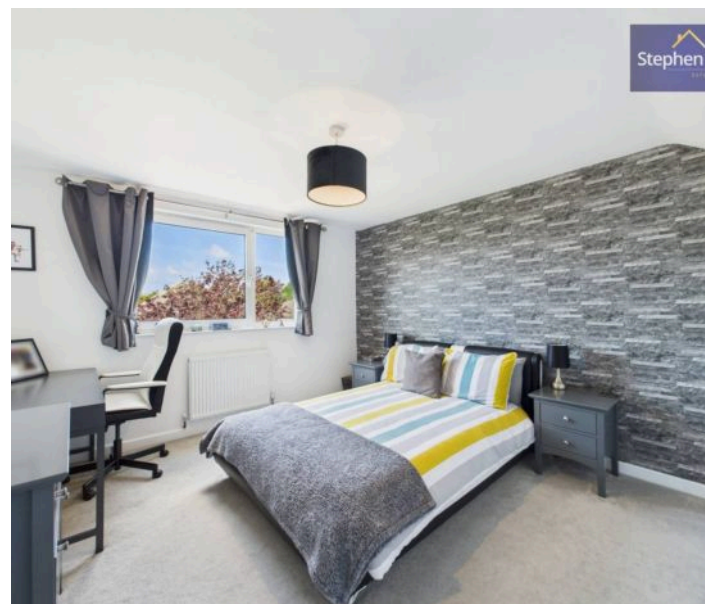
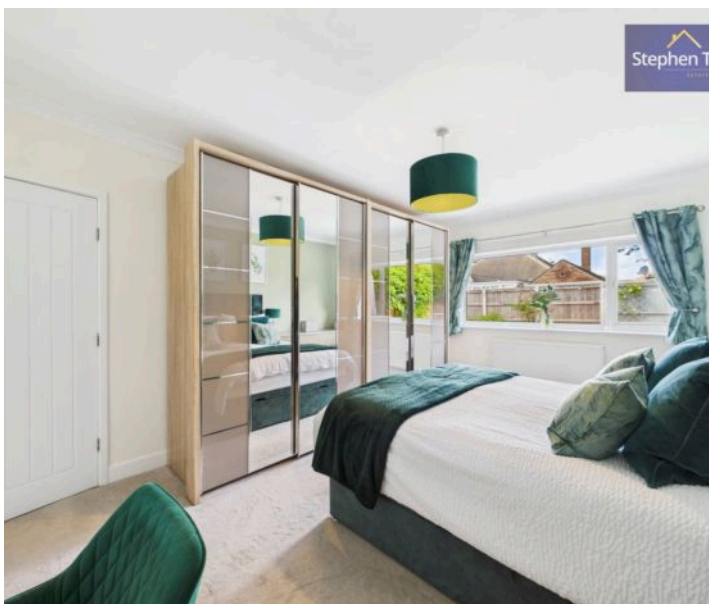
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Bedroom 4

16' 0" x 11' 3" (4.87m x 3.43m)

Living Room/Bedroom 5

10' 10" x 10' 11" (3.31m x 3.33m)



Landing

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Bedroom 1

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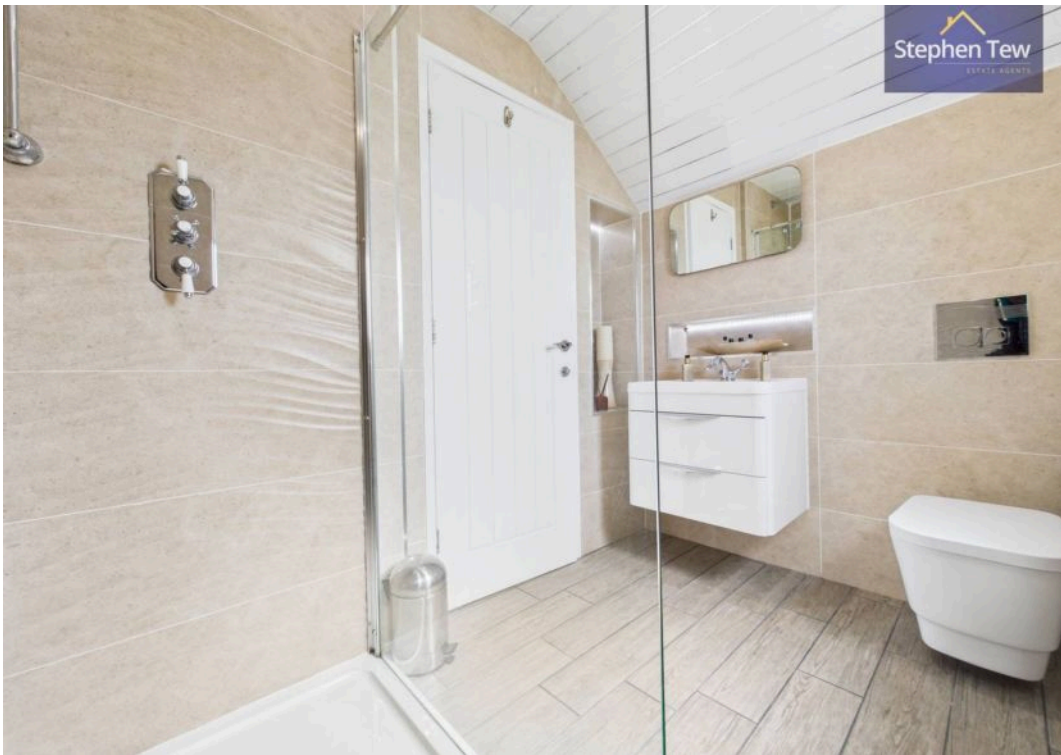
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FRONT GARDEN

Landscaped garden to the front with off road parking

GARDEN

Beautiful landscaped garden to the rear with laid to lawn, shrub/flower borders and paved patio area. Access to the garage and side gates.

GARAGE

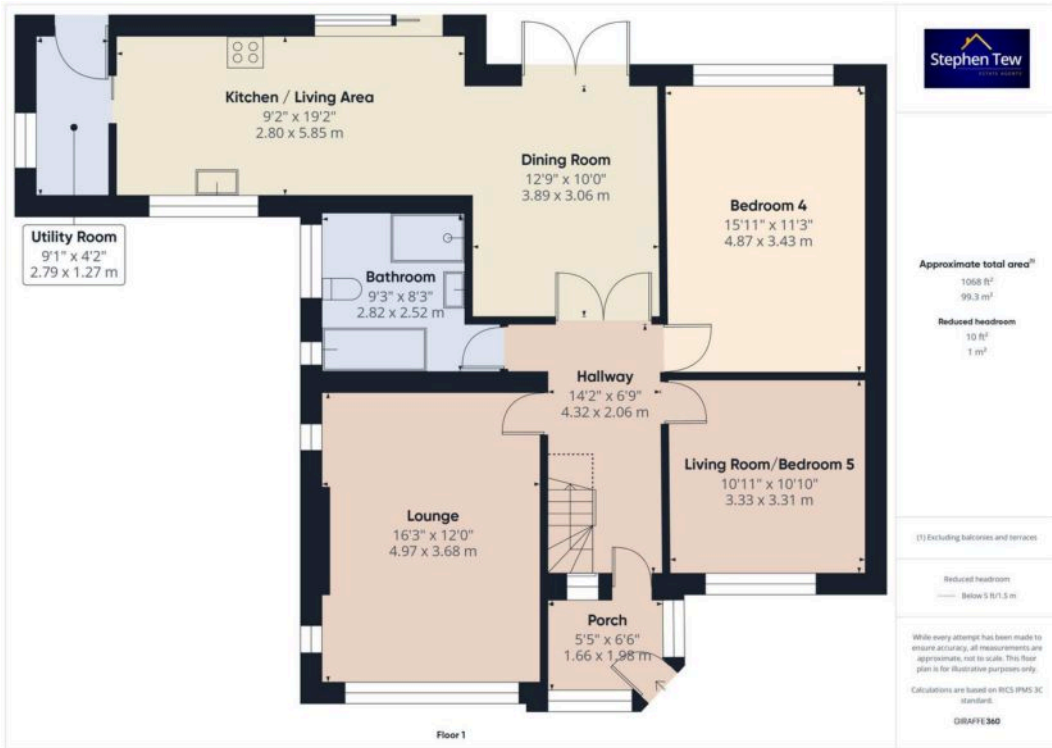
Single Garage

DRIVEWAY

3 Parking Spaces









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