



19 Caldicot Way, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £325,000

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Poulton-Le-Fylde, Poulton-Le-Fylde

Introducing a charming and well-presented 4 Bedroom Detached House nestled in a peaceful cul-de-sac within a coveted locale, close to local amenities and convenient transport links.

Upon entering the property, you are greeted by an inviting Entrance Vestibule that guides you to the cosy Lounge, perfect for relaxing and entertaining alike. The Hallway leads to a spacious Kitchen/Dining Room, ideal for culinary endeavours and hosting gatherings, as well as a Second Living Room that offers versatility in its use.

Ascend the stairs to be met by a bright and airy Landing that branches off to the Master Bedroom, a serene sanctuary for rest and rejuvenation, along with an Additional 3 Bedrooms that offer ample space for family members or guests. Completing the upper level is a Family Bathroom, providing convenience and comfort for the household.

This property boasts a thoughtful layout that caters to modern living, creating a harmonious flow between its living spaces for both every-day functionality and special occasions. The well-maintained interiors exhibit a blend of comfort and style, with neutral tones that offer a canvas for personalisation.

Located in a desirable setting, the property enjoys the benefit of a prime East Facing Garden, providing a private outdoor retreat that receives an abundance of natural light throughout the day. The garden presents a blank canvas for gardening enthusiasts or those seeking a tranquil space to unwind amidst the beauty of nature.

In conclusion, this Detached 4 Bedroom House presents an opportunity to embrace a lifestyle of convenience and comfort in a sought-after neighbourhood. With its prime location, well-appointed living spaces, and inviting outdoor area, this property offers a haven for those seeking a place to call home.

Council Tax band: E

Tenure: Freehold





Entrance Vestibule

6' 2" x 5' 1" (1.89m x 1.54m)

Lounge

14' 1" x 15' 4" (4.30m x 4.67m)

Hallway

Kitchen/Dining Room

10' 7" x 20' 10" (3.23m x 6.34m)

Living Room

11' 7" x 9' 7" (3.53m x 2.91m)

Hallway

3' 1" x 5' 2" (0.94m x 1.57m)

Bathroom

3' 11" x 4' 6" (1.19m x 1.37m)

Utility

10' 6" x 8' 5" (3.21m x 2.56m)

Landing

9' 3" x 4' 9" (2.81m x 1.46m)

Bedroom 1

14' 2" x 10' 0" (4.32m x 3.04m)

Bedroom 2

10' 9" x 12' 2" (3.28m x 3.72m)

Bedroom 3

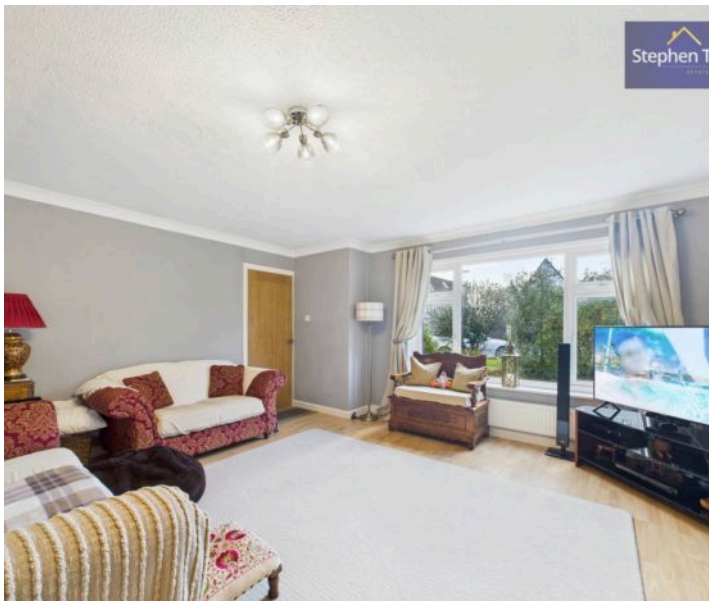
9' 11" x 8' 6" (3.01m x 2.58m)

Bedroom 4

7' 8" x 8' 6" (2.33m x 2.59m)

Bathroom

9' 4" x 5' 6" (2.84m x 1.67m)





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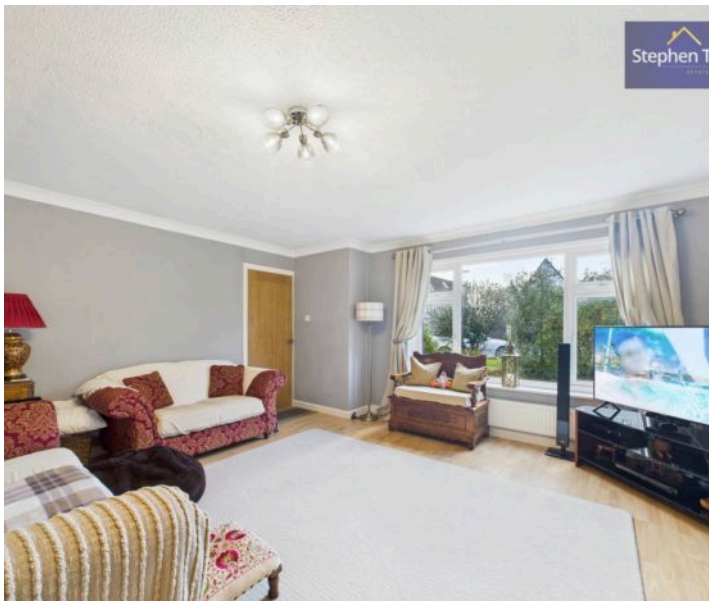
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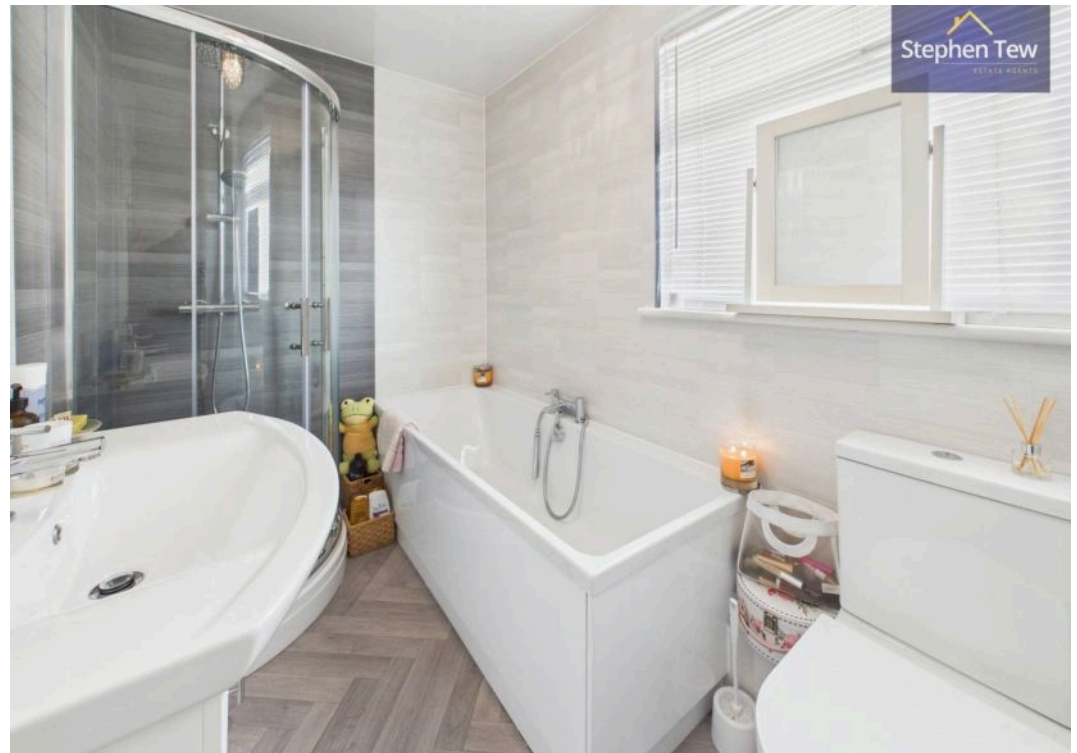
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GARDEN

In addition, there is a side passage which is gated where bins can be stored.

GARAGE

Single Garage

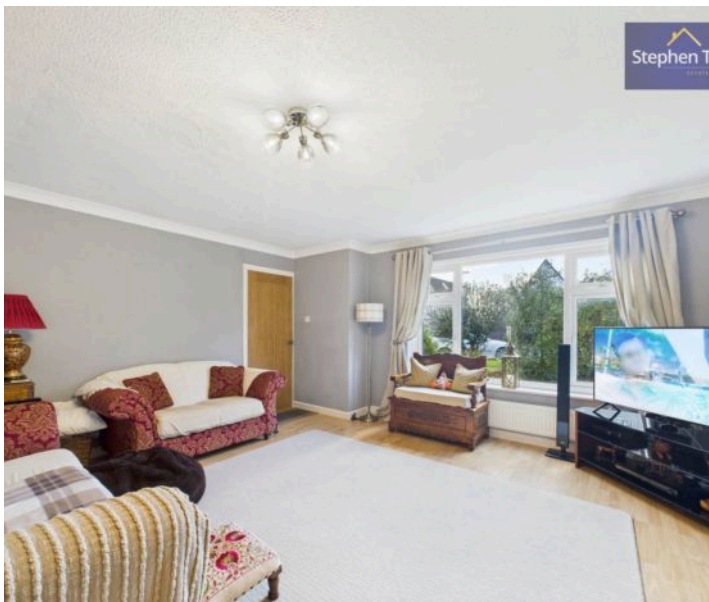
DRIVEWAY

1 Parking Space

ALLOCATED PARKING

1 Parking Space

Parking Space Outside the Property





Floor 1



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 360

Floor 2



Approximate total area^m

900 ft²

83.7 m²

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFTE 360



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