



10 Dunnock Avenue, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers in Region of £500,000

# 10 Dunnock Avenue

Poulton-Le-Fylde, Poulton-Le-Fylde

This well presented four bedroom detached house is situated in a sought-after location in Poulton-Le-Fylde, close to excellent transport links and a variety of local amenities. Upon entering the property, you are greeted by a welcoming hallway that leads to a spacious main lounge, a contemporary open plan kitchen-diner with a stylish island, and a convenient ground floor WC. The kitchen is fitted with modern units and integrated appliances, providing a perfect space for both family meals and entertaining guests. The open plan living area benefits from bi-fold doors that allow natural light to flood the space, creating a bright and airy atmosphere. There is also a versatile second lounge, ideal for use as a snug or playroom, as well as a practical utility room. Upstairs, the property offers a generously sized master bedroom with built-in wardrobes and a sleek en-suite shower room, alongside three further well proportioned bedrooms and a modern family bathroom. The interior is finished with tasteful, modern decor throughout, ensuring a move-in ready home with a contemporary feel. Additional features include off-road parking for multiple vehicles and ample storage solutions, making this property an excellent choice for growing families or those seeking flexible living arrangements. With its immaculate presentation, spacious layout and desirable location, this home offers comfort, style and convenience in equal measure. Early viewing is highly recommended to fully appreciate the quality and versatility this property has to offer.

Council Tax band: F

Tenure: Freehold

- Stunning Modern Detached Residence situated in a much sought after location
- Entrance Hall, Lounge, Living Room, open plan Fitted Dining Kitchen, Utility Room, WC
- 4 Bedrooms, 1 En-Suite, Luxury Family Bathroom
- Gas Central Heating, Double Glazing
- Off Road Parking, Enclosed Landscaped Rear Garden





## Hallway

### Lounge 1

19' 5" x 14' 2" (5.92m x 4.32m)

### Lounge 2

12' 3" x 14' 8" (3.74m x 4.48m)

### WC

2' 10" x 5' 1" (0.86m x 1.56m)

### Kitchen-Diner

17' 11" x 12' 1" (5.46m x 3.69m)

### Utility Room

10' 9" x 5' 11" (3.28m x 1.80m)

### Landing

15' 9" x 4' 0" (4.80m x 1.23m)

### Master Bedroom

13' 0" x 18' 3" (3.96m x 5.55m)

### En-suite

8' 3" x 5' 5" (2.51m x 1.65m)

### Bedroom 2

12' 0" x 13' 3" (3.67m x 4.03m)

### Bedroom 3

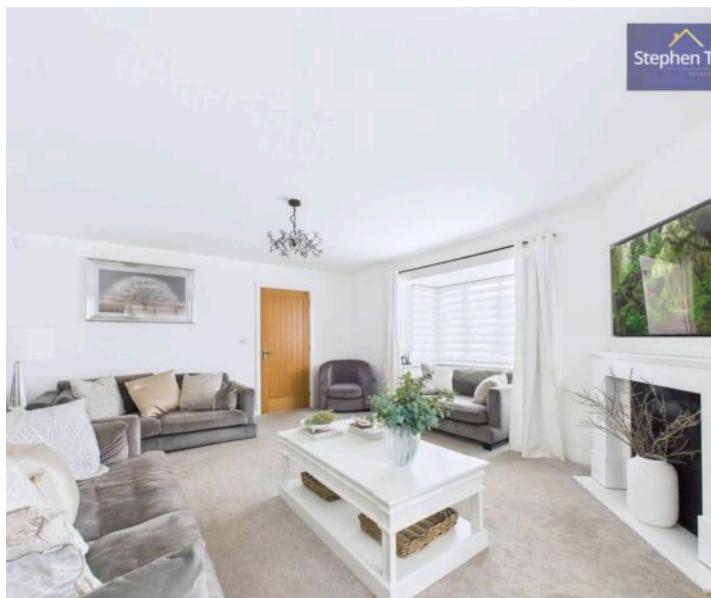
9' 4" x 13' 4" (2.85m x 4.06m)

### Bedroom 4

8' 11" x 13' 11" (2.72m x 4.23m)

### Bathroom

8' 4" x 8' 4" (2.53m x 2.54m)





Stephen Tew  
ESTATE AGENTS

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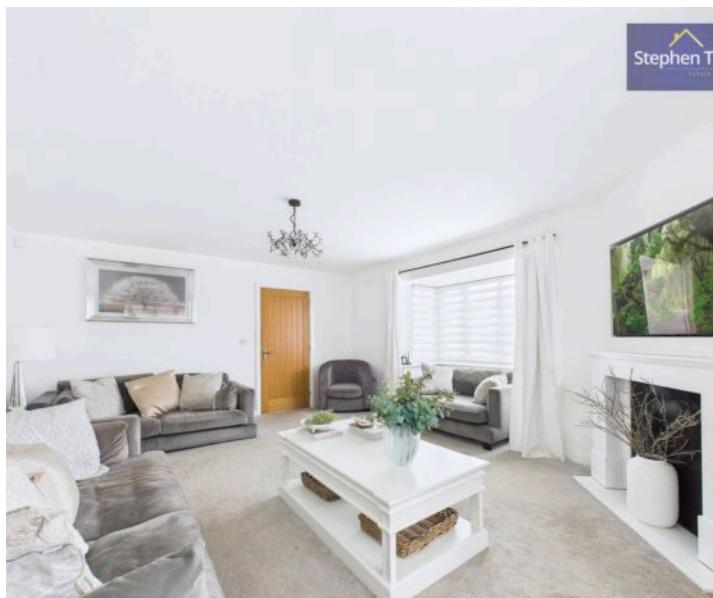
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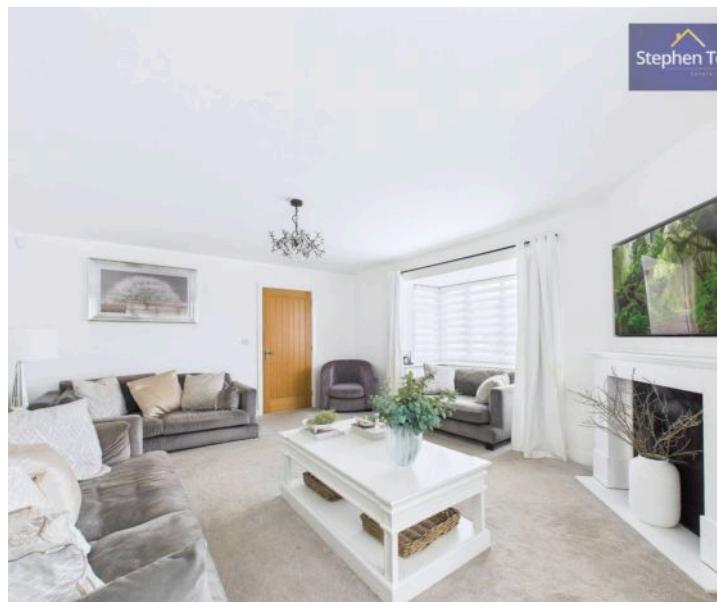




**GARDEN**

**OFF STREET**

3 Parking Spaces







## Stephen Tew Estate Agents

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