



4 The Laurels, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £650,000



## 4 The Laurels

Poulton-Le-Fylde, Poulton-Le-Fylde

This stunning four-bedroom detached house offers an exceptional standard of living in close proximity to Poulton-le-Fylde. Upon entering, you are greeted by a welcoming hallway that leads to two spacious lounge and living rooms, perfect for both relaxing and entertaining. The beautifully presented kitchen diner is a true highlight, featuring a fitted Schuller German kitchen with premium AEG integrated appliances (including an oven, microwave oven, plate warming drawer, fridge, freezer, dishwasher and induction hob with built-in extractor) and Italian porcelain tiles. The kitchen also boasts a hidden butler cupboard with extending counter space, quartz worktops, a Quooker hot tap. Sliding patio doors open directly onto the immaculate east-facing rear garden, inviting natural light and providing seamless indoor-outdoor living. A utility room adds further practicality. Upstairs, the landing leads to a luxurious master bedroom with en-suite, three additional well-proportioned bedrooms and a well-presented family bathroom. The house was extended and fully refurbished in 2024, ensuring ease and comfort throughout; a combi boiler, front and side doors with Ultion locks, electric Velux windows, and a wood burning fire are some of the features which have been installed. Additional highlights include a partially boarded loft with pull-down ladder, electric fire and carbon monoxide monitors, Virgin fibre broadband and excellent mobile phone signal. The outside space is equally impressive, designed for both functionality and enjoyment. The east-facing rear garden is immaculately maintained, offering a perfect spot for morning sunshine and al fresco dining. Composite fencing and matching gate provide privacy and security, while outside electric plugs at the front and rear add convenience for gardening or outdoor entertaining. The side shed, fitted with lighting and a durable fibre glass roof, offers excellent storage solutions. There is a dedicated bin shed with integrated log storage on the driveway, keeping the frontage tidy and organised. Off-street parking is available, complemented by the electric car charging point for modern living. The property's exterior is further enhanced by seamless aluminium guttering and LED spotlights, creating a striking impression after dark. This home offers a wonderful balance of stylish interiors and thoughtfully designed outdoor space, making it an ideal choice for families or anyone seeking a modern spacious home.

Council Tax band: F







#### Entrance Hallway

14' 11" x 6' 10" (4.55m x 2.09m)

#### Living Room

11' 2" x 10' 11" (3.40m x 3.34m)

#### Lounge

14' 11" x 9' 5" (4.55m x 2.86m)

#### WC

3' 4" x 3' 9" (1.02m x 1.15m)

#### Kitchen/Living Area

22' 10" x 28' 9" (6.95m x 8.77m)

#### Utility

8' 0" x 10' 10" (2.44m x 3.30m)

#### Storage

23' 0" x 4' 6" (7.00m x 1.36m)

#### Landing

17' 8" x 7' 1" (5.38m x 2.15m)

#### Bedroom 1

13' 3" x 11' 3" (4.05m x 3.44m)

#### Walk In Wardrobe

10' 9" x 5' 4" (3.28m x 1.63m)

#### En-suite

6' 6" x 10' 6" (1.98m x 3.20m)

#### Bedroom 2

11' 5" x 11' 8" (3.47m x 3.56m)

#### Bedroom 3

9' 4" x 10' 7" (2.84m x 3.23m)

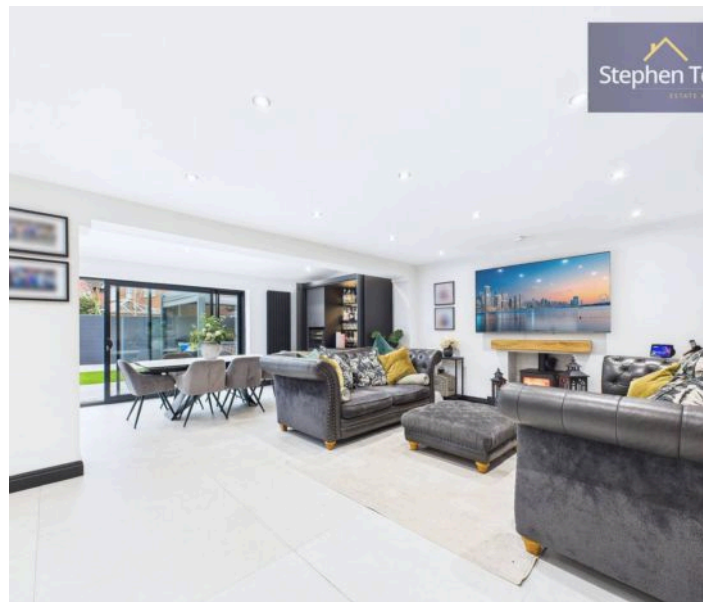
#### Bedroom 4

8' 2" x 10' 8" (2.49m x 3.24m)

#### Bathroom

7' 7" x 10' 6" (2.30m x 3.20m)

#### Office







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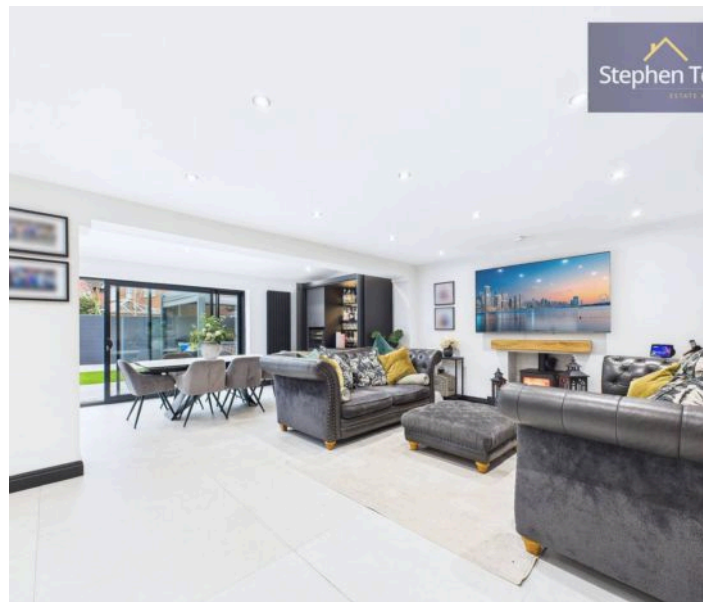
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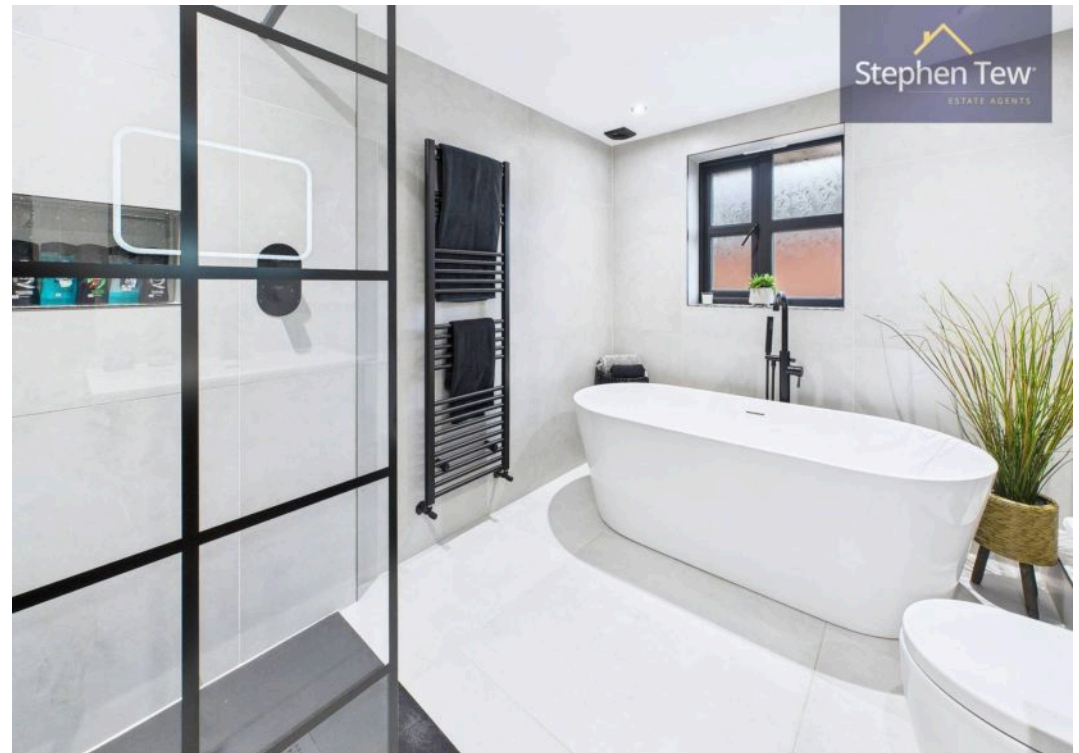
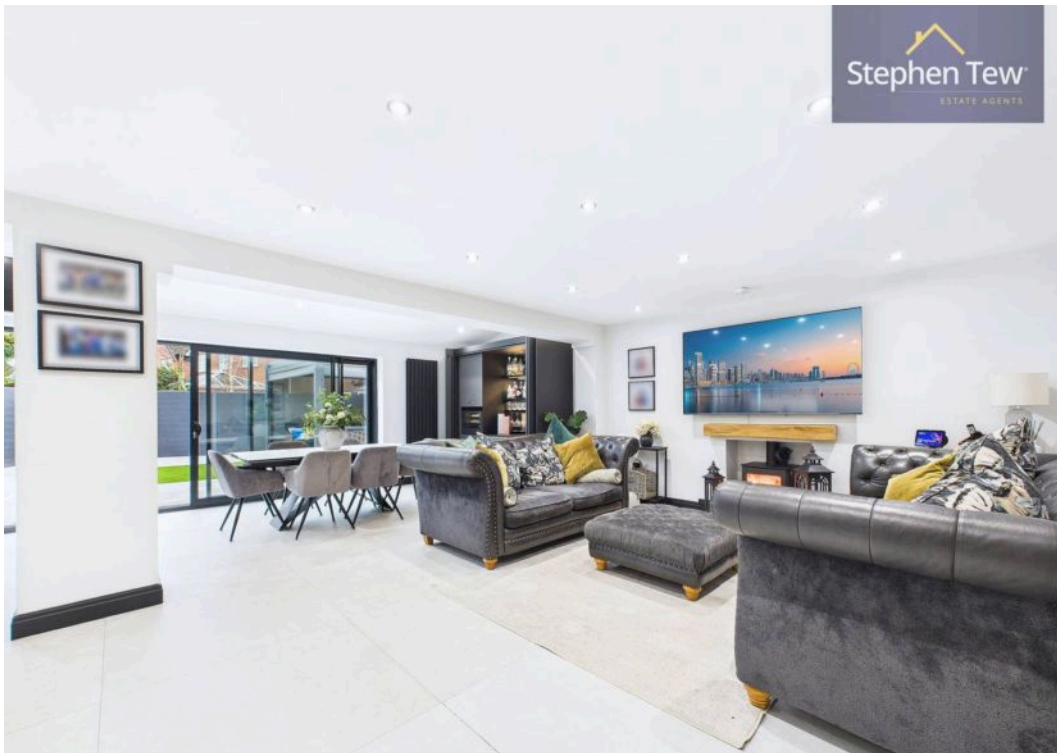
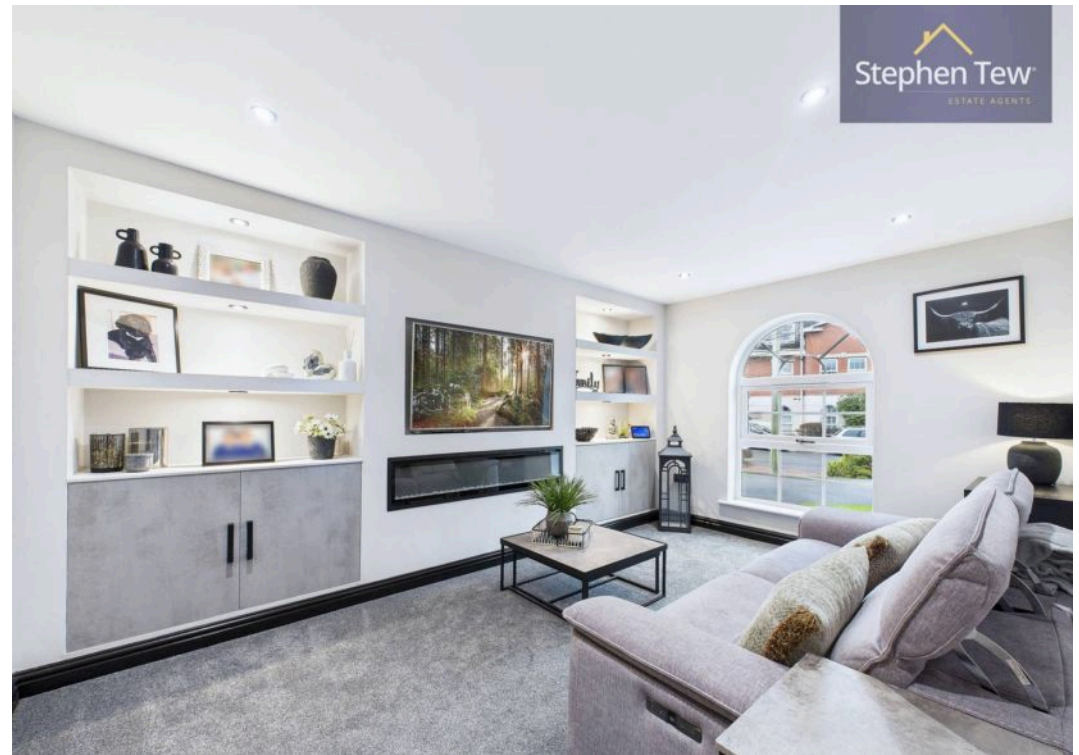
#### Bathroom

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#### Office











**GARDEN**

**OFF STREET**

2 Parking Spaces

**GARAGE**

Single Garage









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