



**26 The Nook, Staining**

Blackpool

Offers Over £400,000

## 26 The Nook

Staining, Blackpool

This impressive five-bedroom detached house is situated in the sought-after village of Staining, offering a blend of stylish living and practical convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a formal lounge, ideal for relaxing or entertaining guests. The heart of the home is the open plan kitchen, which features a central island and integrated appliances, seamlessly connecting to a generous dining area and a second lounge, creating a versatile space for family gatherings. The property also offers a gym or fifth bedroom, accompanied by a modern wet room, making it perfect for guests or home workouts. Upstairs, the principal bedroom boasts an ensuite, while three further well-proportioned bedrooms and a family bathroom provide ample space for family and visitors. The home is enhanced by a stylish bar and dedicated entertainment area, perfect for hosting friends and family. A bright conservatory offers direct access to the garden, creating a tranquil retreat for enjoying the outdoors from the comfort of your home.

The outside space has been thoughtfully designed to complement the interior, providing a private and well-maintained garden that is ideal for both relaxation and recreation. A spacious patio area offers the perfect setting for al fresco dining or summer barbeques, with ample room for outdoor furniture and entertaining. Mature borders and established planting create a sense of seclusion and tranquillity, while the generous yard provides plenty of space for children or pets to play. The property also benefits from driveway parking and a garage (subject to individual requirements), ensuring convenience for residents and visitors alike. This exceptional home combines attractive outdoor living with a prime location, making it a rare opportunity for those seeking space, style, and comfort in Staining.

Council Tax band: E

Tenure: Freehold

- 5 Bedroom Detached house in Staining, conveniently located.
- Entrance Hall leading to Formal Lounge, Kitchen with Island, Dining room with 2nd lounge, Gym/bedroom 5 and wet room.
- Stairs to Ensuite Bedroom 1, 3 further bedrooms and family bathroom
- Integrated appliances
- Open plan living area





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**Wet Room**

6' 3" x 7' 5" (1.91m x 2.27m)

**Gym/Bedroom 5**

12' 0" x 13' 11" (3.65m x 4.24m)

**Garage**

18' 1" x 9' 9" (5.50m x 2.97m)

**WC**

4' 6" x 5' 0" (1.37m x 1.52m)

**Entrance Hall**

10' 1" x 6' 0" (3.07m x 1.82m)

**Kitchen**

16' 0" x 10' 8" (4.88m x 3.24m)

**Diner / Lounge**

16' 11" x 18' 6" (5.15m x 5.65m)

**Lounge**

16' 0" x 11' 4" (4.88m x 3.45m)

**Landing**

**Bedroom 1**

12' 6" x 11' 4" (3.82m x 3.45m)

**En-suite**

5' 5" x 3' 3" (1.65m x 0.99m)

**Bedroom 2**

13' 5" x 11' 0" (4.10m x 3.35m)

**Bedroom 3**

10' 11" x 9' 0" (3.33m x 2.74m)

**Bedroom 4**

9' 6" x 7' 4" (2.89m x 2.24m)

**Bathroom**

10' 10" x 8' 0" (3.29m x 2.43m)

**Bar**

14' 4" x 9' 3" (4.37m x 2.83m)





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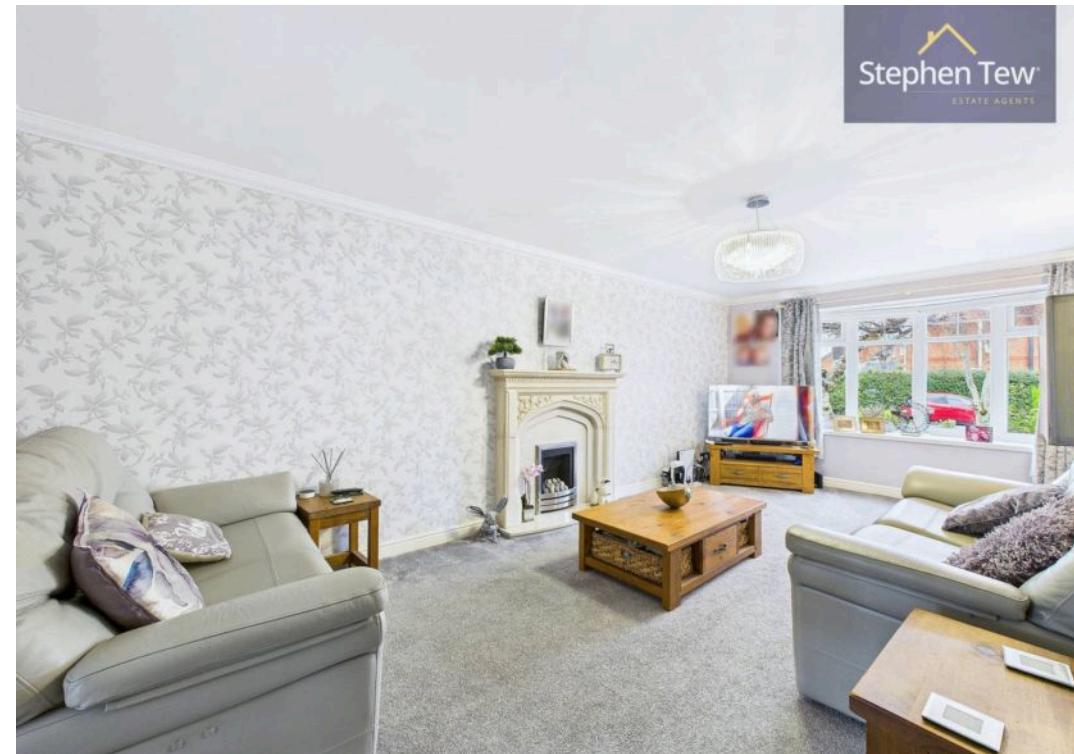
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**GARDEN**

**GARAGE**

Single Garage

**OFF STREET**

3 Parking Spaces







## Stephen Tew Estate Agents

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