



45 North Park Drive, Blackpool

Blackpool

Offers Over £1,000,000

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Blackpool, Blackpool

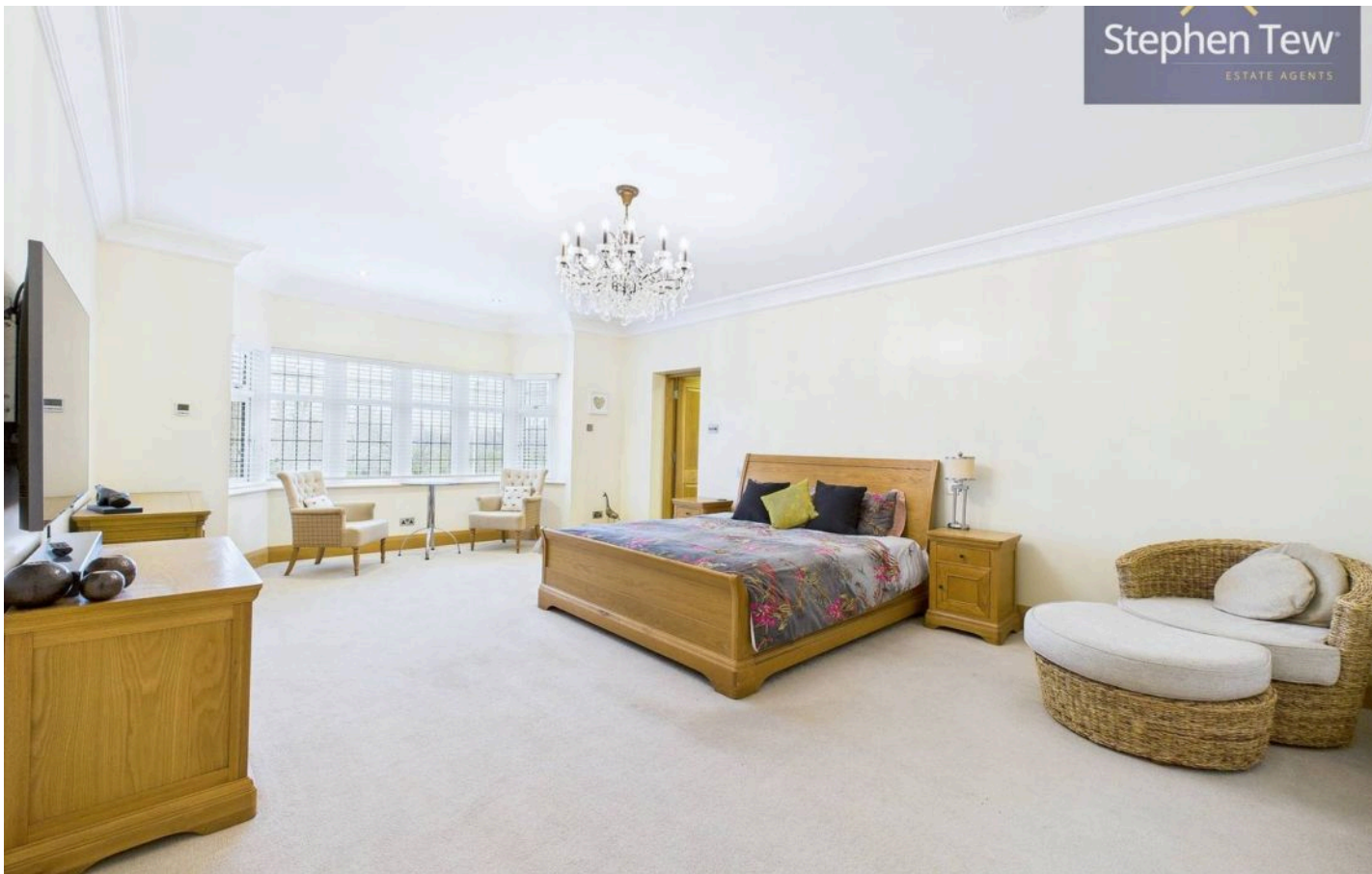
Presenting an exceptional opportunity to acquire a truly stunning five bedroom detached residence, perfectly positioned to take in uninterrupted views over the picturesque Stanley Park. This impressive home is designed for both luxurious family living and sophisticated entertaining. Upon entering, you are greeted by a welcoming hall leading to a beautifully appointed lounge and a formal dining room, both finished to the highest standard. The heart of the home is the expansive open plan kitchen and dining area, featuring a striking island and integrated appliances, all bespoke and hand-crafted by Mathew Marsden Furniture. This space flows seamlessly into the bespoke bar and pool room, with sliding doors that open directly to the garden, creating a perfect setting for gatherings. The property offers a master suite with an en-suite bathroom and a walk-in wardrobe and dressing room, two further en-suite bedrooms, and a spacious fourth bedroom. The top floor reveals a fifth bedroom, a gym, a snooker room, and a snug, providing versatile space for relaxation or recreation. The bathrooms and tiled areas are finished with exquisite Porcelanosa tiles, and all worktops are crafted from premium granite. Individual zone heating is installed in every room for optimal comfort, and the property benefits from solar panels for enhanced energy efficiency. The integrated double garage includes an EV charger, and there is ample off-road parking. The rear of the property is accessed via a gated shared driveway from Milton Avenue, ensuring privacy and security.

The outdoor space is equally impressive, offering a beautifully landscaped garden that serves as a tranquil retreat. Planning permission has been granted for a substantial summerhouse at the rear of the property, providing the potential for additional leisure or entertaining space. One of the unique features of this home is the expansive second floor balcony, which boasts walk-on glass panels and panoramic garden views. This balcony is accessible via both external stairs and bedroom three, offering a superb vantage point for relaxing or entertaining outdoors. The seamless flow between the bar and pool room and the garden, combined with the meticulously designed outdoor areas, creates an idyllic setting for alfresco dining or summer gatherings. Whether you are seeking a family home with space to grow or a luxurious base for entertaining, this exceptional residence delivers on every level.

Council Tax band: H; Tenure: Freehold

- Stunning 5 bedroom Detached House overlooking Stanley Park.
- Entrance Leading to Lounge, Formal Dining Room, Open Plan Modern kitchen / Dining area with island and integrated appliances opening to the Bar/Pool room
- Stairs to Master Bedroom with En-suite, Walk-in wardrobe/dressing room, 2 further En-suite Bedrooms and 4th Bedroom





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Entrance Vestibule

Hallway

17' 5" x 10' 5" (5.32m x 3.18m)

WC

5' 9" x 4' 9" (1.76m x 1.46m)

Lounge

17' 11" x 13' 2" (5.47m x 4.01m)

Dining room

22' 6" x 13' 2" (6.86m x 4.01m)

Kitchen/Dining Area

28' 4" x 14' 10" (8.64m x 4.51m)

WC

2' 4" x 3' 5" (0.72m x 1.04m)

Bar/Pool Room

37' 8" x 11' 11" (11.49m x 3.63m)

Garage

8' 6" x 24' 5" (2.58m x 7.45m)

Garage Storage

24' 6" x 13' 0" (7.46m x 3.97m)

Utility Room

6' 8" x 4' 10" (2.03m x 1.47m)

Landing

10' 7" x 21' 1" (3.22m x 6.42m)

Master Bedroom

23' 1" x 15' 0" (7.04m x 4.56m)

En-Suite

12' 0" x 10' 8" (3.67m x 3.26m)

Walk in Wardrobe

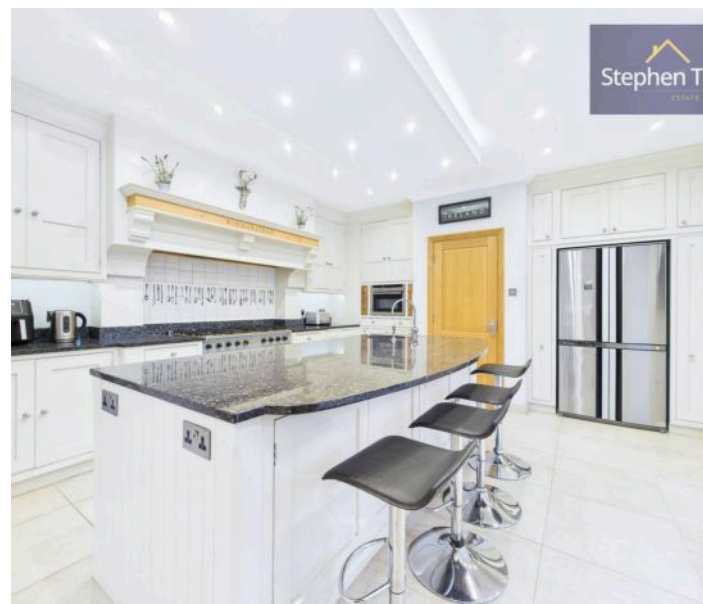
13' 7" x 13' 7" (4.13m x 4.14m)

Bedroom 2

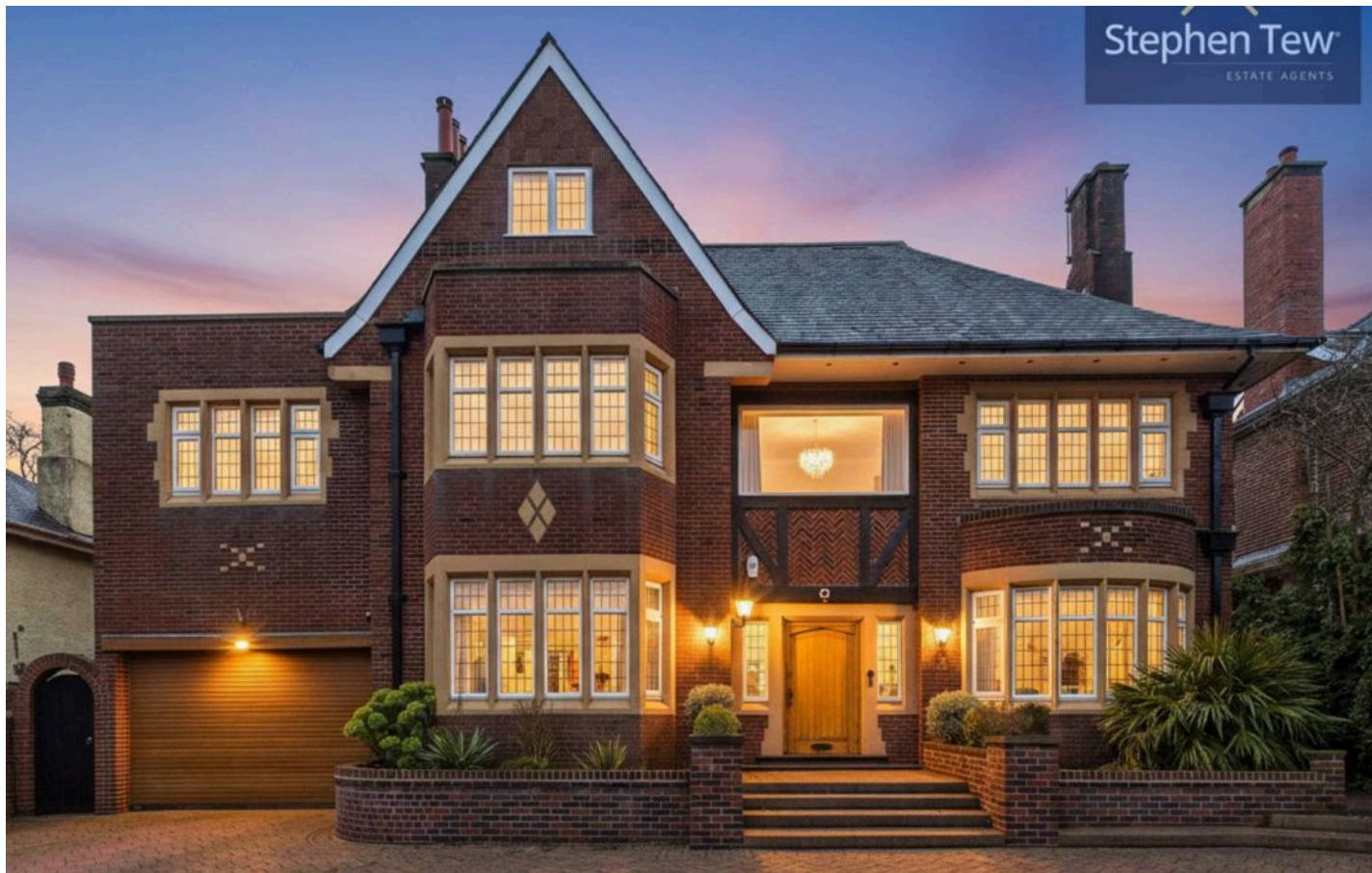
13' 2" x 18' 0" (4.02m x 5.49m)



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En-Suite

9' 2" x 6' 4" (2.80m x 1.92m)

Bedroom 3

13' 0" x 11' 1" (3.95m x 3.37m)

En-Suite

9' 4" x 8' 0" (2.84m x 2.45m)

Bedroom 4

9' 11" x 9' 4" (3.02m x 2.84m)

Bathroom

6' 4" x 5' 7" (1.92m x 1.70m)

WC

Bedroom 5

16' 2" x 8' 11" (4.94m x 2.71m)

Office

11' 6" x 9' 10" (3.51m x 2.99m)

Utility Room

5' 10" x 9' 9" (1.77m x 2.97m)

Gym

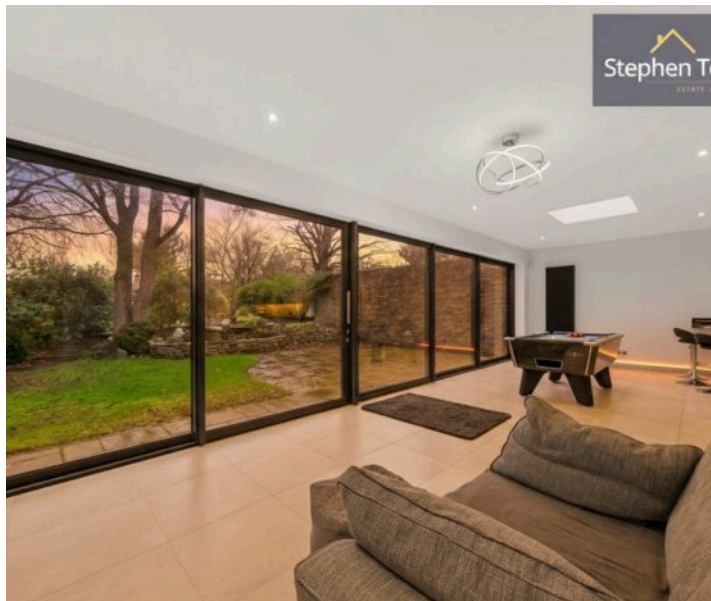
20' 2" x 14' 6" (6.14m x 4.42m)

Snooker Room

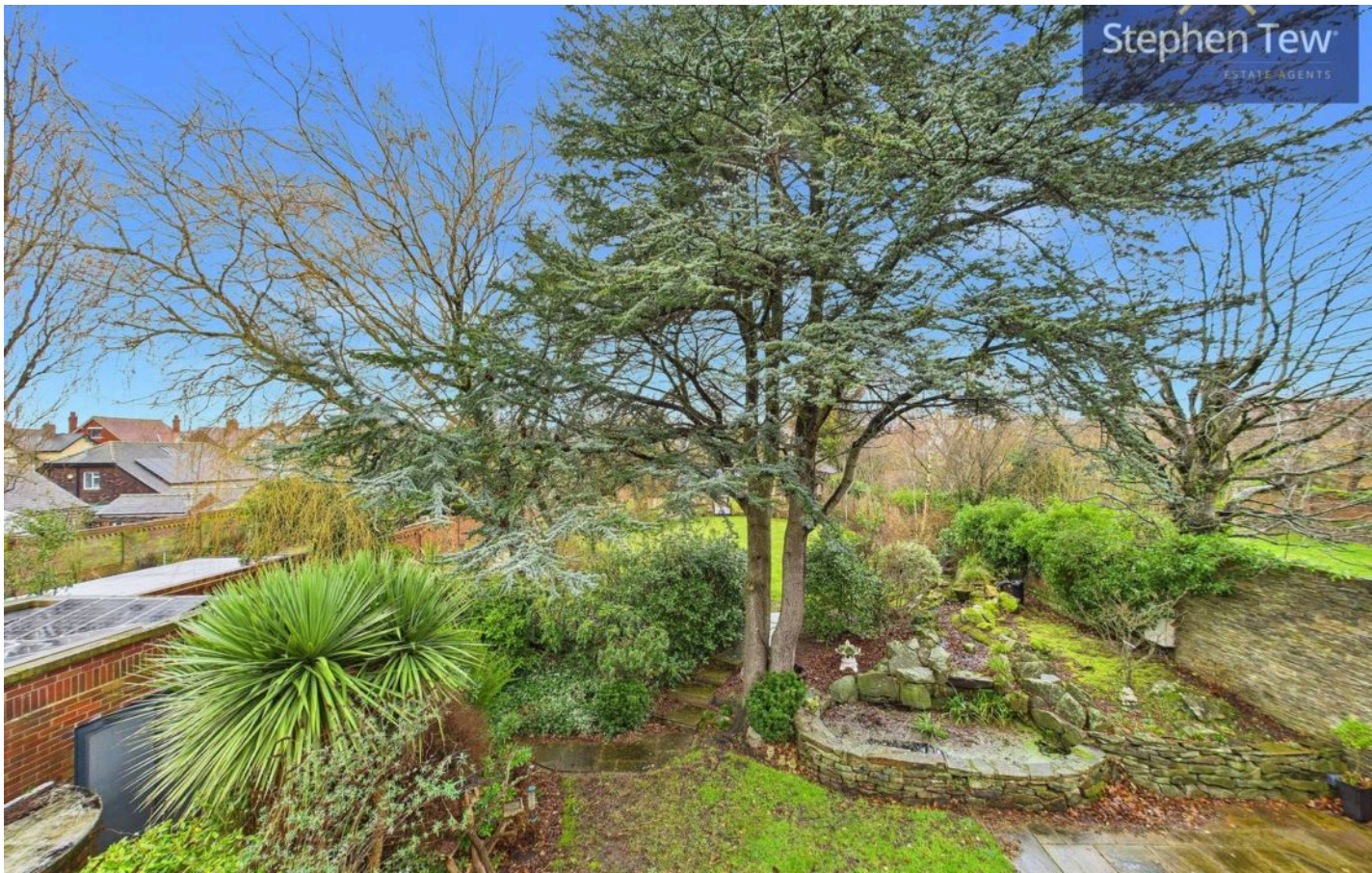
22' 5" x 21' 3" (6.84m x 6.47m)

Snug

12' 5" x 7' 7" (3.78m x 2.32m)







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GARDEN

The rear of the property has access via a gated shared driveway from Milton Avenue. There is also granted planning permission for a large summerhouse at the rear of the property.

BALCONY

38' 3" x 12' 8" (11.66m x 3.87m)

A special USP on this Balcony features Walk on Glass and has access via external stairs.

GARAGE

OFF STREET

DRIVEWAY



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Floor -1 Building 1



Floor 1 Building 1



Floor 3 Building 1



Approximate total area⁽¹⁾

5268 ft²
489.8 m²

Balconies and terraces
484 ft²
45 m²

Reduced headroom
269 ft²
25 m²

(1) Excluding balconies and terraces

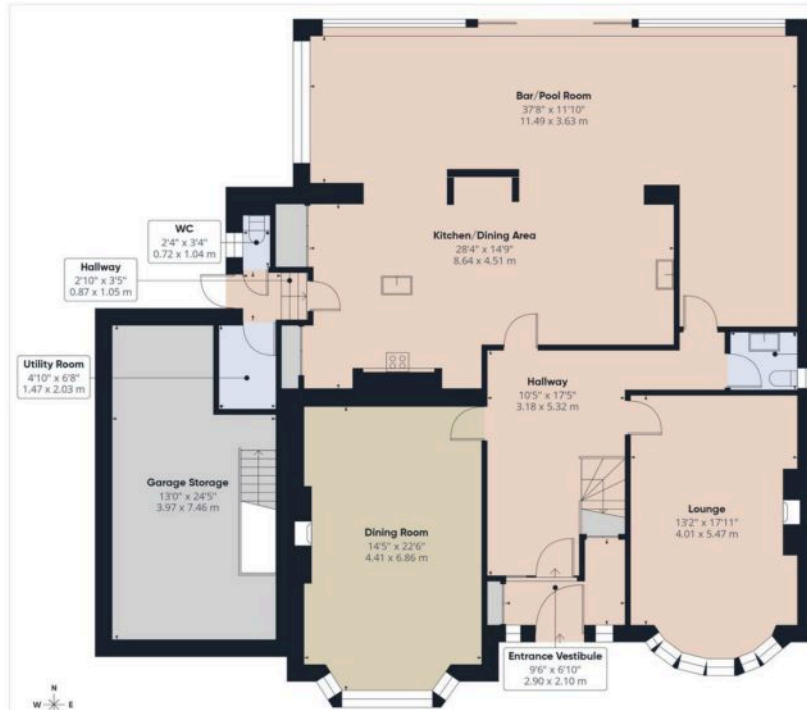
Reduced headroom
Below 5 ft 1.5 m

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

DRAFT 360



Floor 1 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾

2133 ft²
198.3 m²

(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.

DRAFT 360



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