

Stephen Tew
ESTATE AGENTS

265 Garstang Road East, Poulton-Le-Fylde

Poulton-Le-Fylde

Offers Over £700,000

265 Garstang Road East

Poulton-Le-Fylde

Individual Designed Detached Residence, constructed in 2010, graces a coveted residential locale, exuding sophistication and elegance. This abode boasts a robust Pot and Beam division for solid floor construction and slate tiled roof ensuring longevity and structural integrity. Underfloor heating pervades the interior, providing luxurious warmth and comfort. An impressive Reception Hallway welcomes you, leading to a Lounge and Living Room adorned with a Barbas Log Burner with slide and hide door, perfect for cosy evenings. The Living Room seamlessly transitions into a Dining Room with a vaulted ceiling and French doors opening to the lush garden. The kitchen is a culinary enthusiast's dream, equipped with Stuart Frazer SieMatic Kitchen, Flamed Granite Worktops, integrated top-notch appliances, and under-unit lighting.

Ascend the solid Oak staircase to discover a Landing that branches into Four Double Bedrooms, Three bathrooms, and a convenient Storage Facility. The Master Bedroom indulges in a Walk-in Wardrobe and a lavish Four Piece Suite En-Suite boasting Natural Stone Tiles and a heated towel rail. Additionally, Bedroom Two and Four share a Jack and Jill Four Piece Suite Bathroom, enhancing functionality and privacy. Revel in the intricate details throughout, from the prefinished Oak doors to the stunning polish Marble Flooring in key areas of the home. Step outside to a secluded South facing Rear Garden, perfect for alfresco dining and entertaining, completing this exceptional property's allure. *****Part Exchange Would Be Considered By The Vendor*****

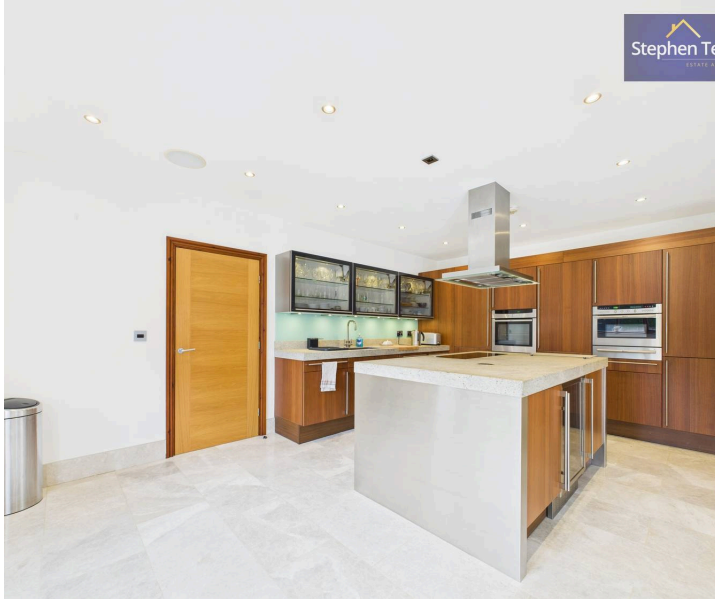
Council Tax band: G

Tenure: Freehold

- Individual Designed Arts And Crafts Style Finished Detached Residence built in 2010 and occupying a prime residential location
- Reception Hallway with Separate WC, Lounge, Living Room with feature log burner opening into Dining Room with vaulted ceiling and french door leading to garden
- Fitted Kitchen with built-in appliances, Utility Room and additional separate WC
- Landing, Four Double Bedrooms, Three bathrooms, Storage Facility









Hallway
12' 10" x 5' 9" (3.92m x 1.75m)

Hallway
13' 3" x 15' 11" (4.05m x 4.85m)

Lounge
15' 0" x 10' 8" (4.57m x 3.24m)

WC

Lounge
21' 1" x 13' 7" (6.43m x 4.14m)

Dining Room
12' 10" x 21' 2" (3.92m x 6.45m)

Kitchen
12' 6" x 18' 5" (3.82m x 5.62m)

Utility Room
12' 9" x 7' 5" (3.88m x 2.27m)

WC

Landing
14' 3" x 10' 8" (4.34m x 3.25m)

Landing
9' 7" x 5' 9" (2.91m x 1.75m)

Bedroom 1
18' 8" x 13' 6" (5.68m x 4.11m)

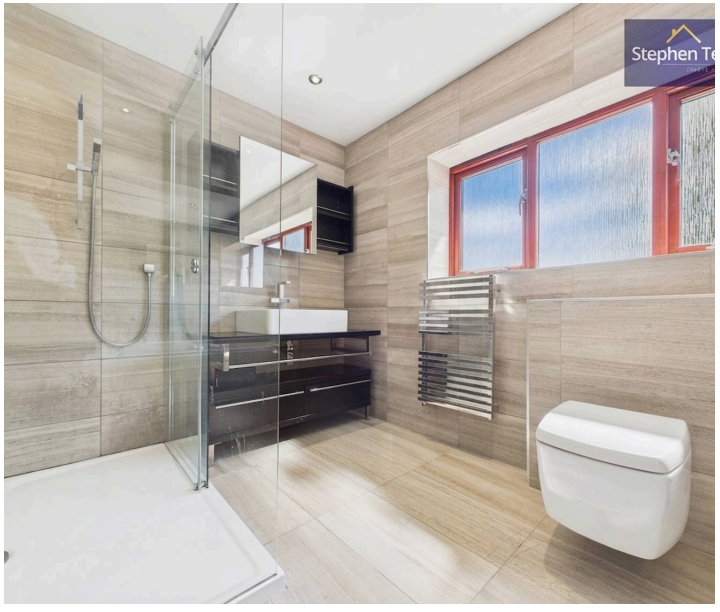
Walk-In Wardrobe
11' 10" x 7' 2" (3.60m x 2.19m)

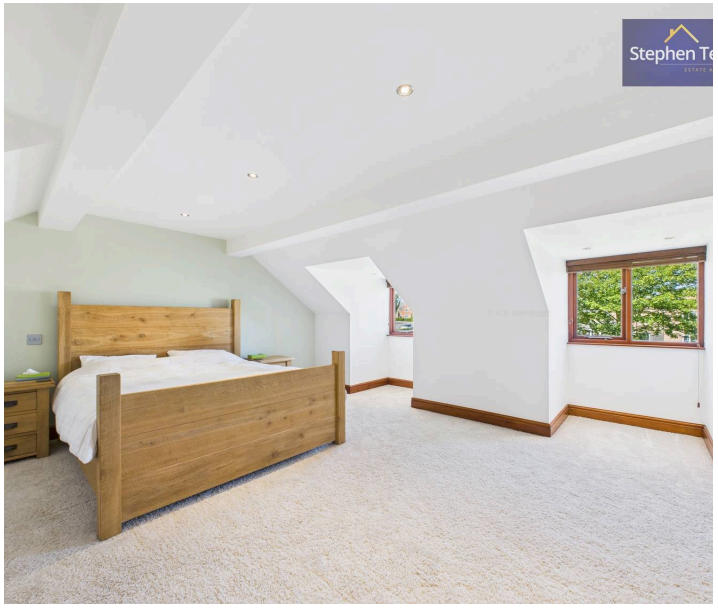
Storage
5' 11" x 6' 7" (1.80m x 2.01m)

En-Suite
11' 8" x 7' 3" (3.56m x 2.22m)

Bedroom 2
14' 3" x 15' 5" (4.34m x 4.70m)







Hallway
12' 10" x 5' 9" (3.92m x 1.75m)

Hallway
13' 3" x 15' 11" (4.05m x 4.85m)

Lounge
15' 0" x 10' 8" (4.57m x 3.24m)

WC

Lounge
21' 1" x 13' 7" (6.43m x 4.14m)

Dining Room
12' 10" x 21' 2" (3.92m x 6.45m)

Kitchen
12' 6" x 18' 5" (3.82m x 5.62m)

Utility Room
12' 9" x 7' 5" (3.88m x 2.27m)

WC

Landing
14' 3" x 10' 8" (4.34m x 3.25m)

Landing
9' 7" x 5' 9" (2.91m x 1.75m)

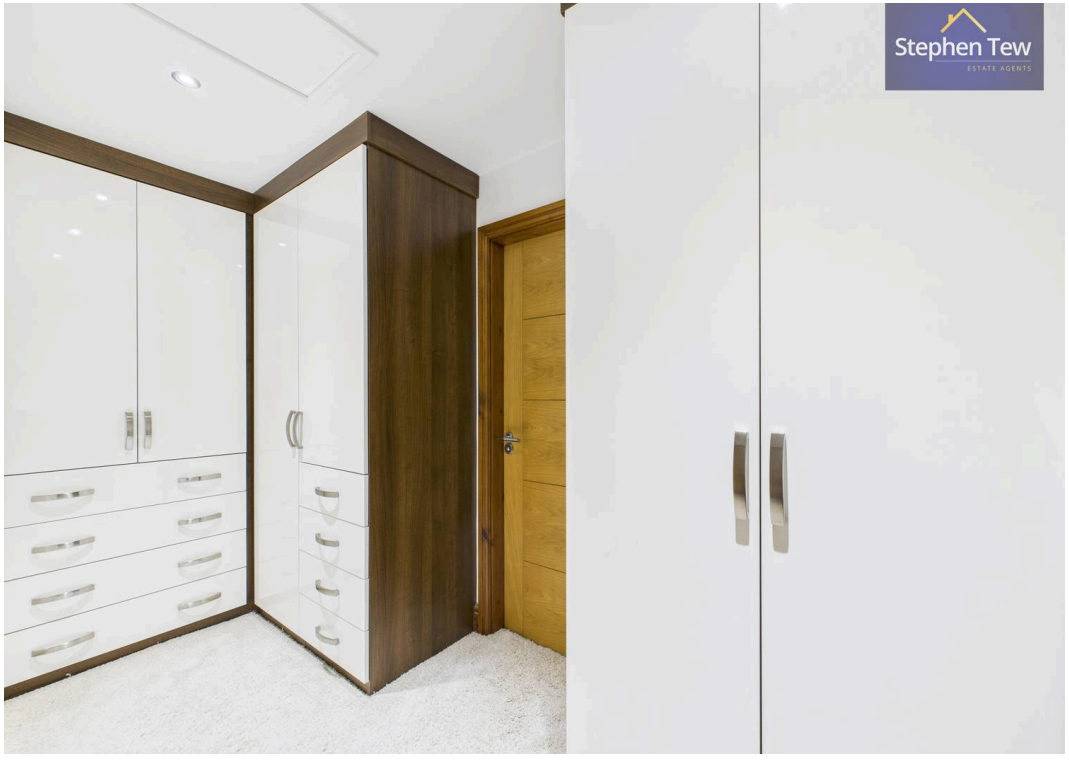
Bedroom 1
18' 8" x 13' 6" (5.68m x 4.11m)

Walk-In Wardrobe
11' 10" x 7' 2" (3.60m x 2.19m)

Storage
5' 11" x 6' 7" (1.80m x 2.01m)

En-Suite
11' 8" x 7' 3" (3.56m x 2.22m)

Bedroom 2
14' 3" x 15' 5" (4.34m x 4.70m)


Stephen Tew
ESTATE AGENTS

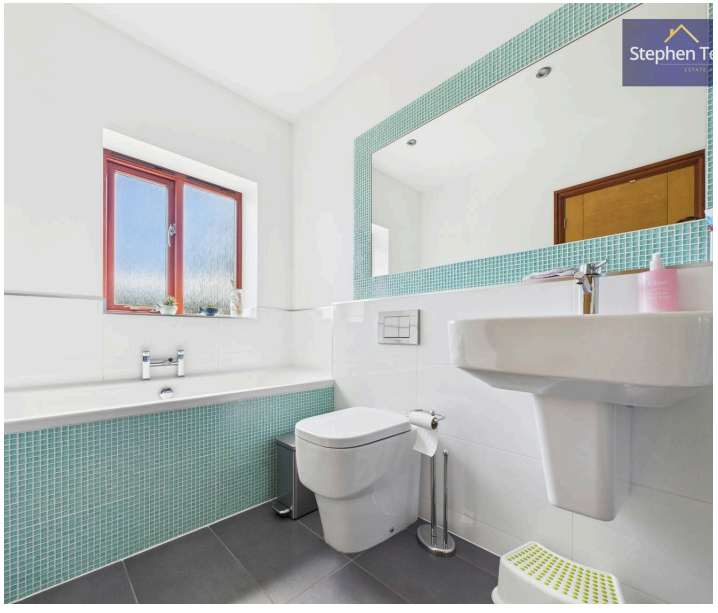

Stephen Tew
ESTATE AGENTS


Stephen Tew
ESTATE AGENTS


Stephen Tew
ESTATE AGENTS







FRONT GARDEN

REAR GARDEN

DRIVEWAY

4 Parking Spaces

GARAGE

Double Garage



Floor 1



Floor 2

Approximate total area(1)

3207 ft²

297.8 m²

Reduced headroom

55 ft²

5.1 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.

GIRAFFE360



Floor 1

Approximate total area(1)

1821 ft²

169.1 m²

Reduced headroom

14 ft²

1.3 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.

GIRAFFE360



Stephen Tew Estate Agents

1b Queens Square, Poulton-le-Fylde - FY6 7BW

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk/

Stephen Tew
ESTATE AGENTS