

Stephen Tew
ESTATE AGENTS

3 Carr Close, Hambleton

Poulton-Le-Fylde

Offers Over £375,000

3 Carr Close

Hambleton, Poulton-Le-Fylde

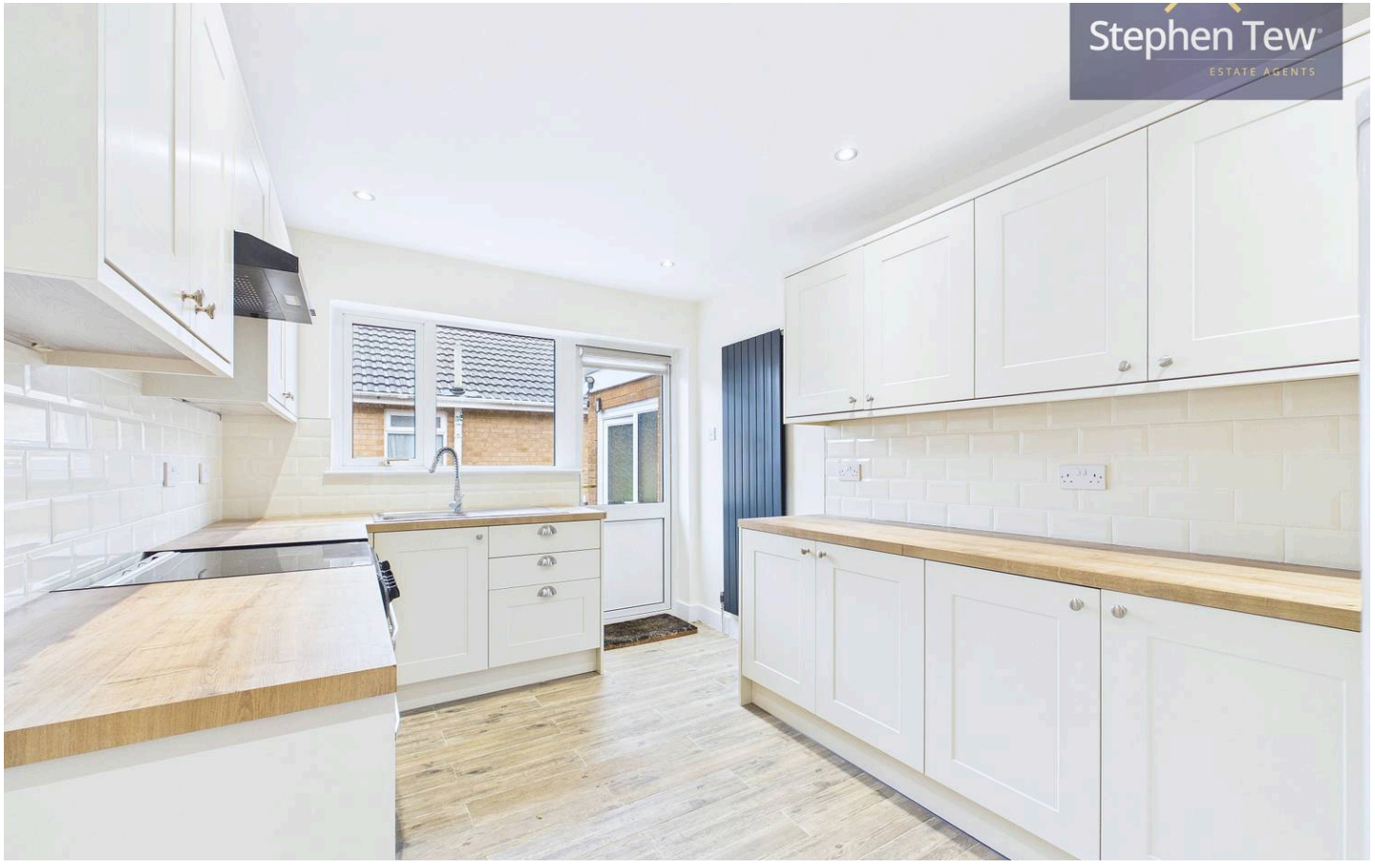
This recently refurbished detached true bungalow is situated in a peaceful cul-de-sac within a charming rural village, offering a wonderful opportunity for those seeking a move-in ready home with no onward chain. The property welcomes you with an entrance porch, leading into a spacious lounge that seamlessly opens into the dining area, creating an ideal space for relaxing or entertaining. A sun porch provides an additional spot to enjoy natural light. The newly installed kitchen is thoughtfully designed with modern fittings and ample storage, perfect for keen cooks and busy households alike. An inner hallway offers access to two well-proportioned bedrooms, both presented in immaculate condition, as well as a luxury bathroom featuring contemporary fixtures and a stylish finish. Further benefits include gas central heating and uPVC double glazing throughout, ensuring a comfortable living environment all year round.

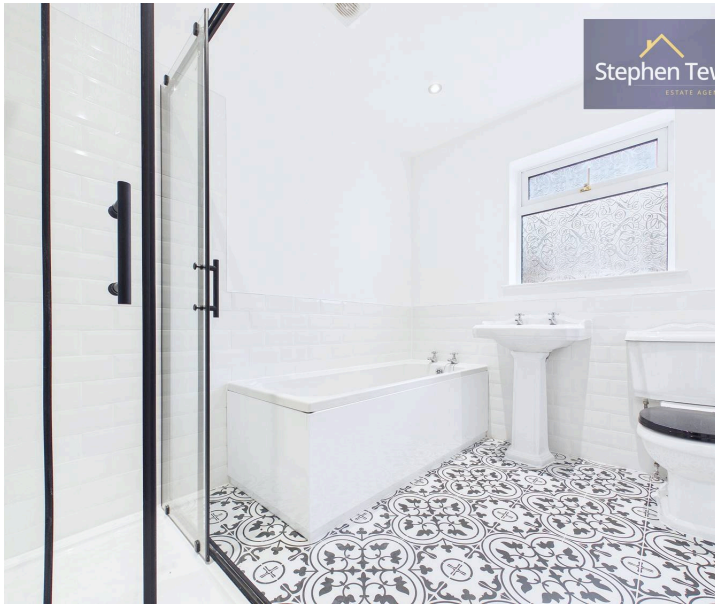
The outside space of this attractive bungalow complements the interior beautifully. A mature front garden, mainly laid to lawn, creates a pleasant first impression. The double width driveway provides ample off road parking and leads directly to the garage, offering both convenience and security for vehicles or additional storage. Side gated access takes you through to the enclosed west facing rear garden, which is mainly laid to lawn and features a generous patio area - an ideal spot for outdoor dining, entertaining guests, or simply unwinding in the afternoon sun. The garden is bordered by mature shrubs and fencing, providing a high degree of privacy and a tranquil setting for family life or gardening enthusiasts. This delightful bungalow offers well-balanced accommodation and attractive outdoor space, making it a rare find in a sought-after rural location. Early viewing is highly recommended to appreciate all that this property has to offer.
Council Tax band: D

Tenure: Freehold

- Recently Refurbished Detached True Bunaglow situated in a cul-de-sac in a rural village, with no onward chain
- Entrance Porch, Spacious Lounge with opening into Dining Area, Sun Porch, Newly installed Kitchen, Inner Hallway, 2 Bedrooms, Luxury Bathroom
- Gas Central Heating, uPVC Double Glazing









Entrance Porch
6' 8" x 6' 6" (2.03m x 1.99m)

Lounge
19' 6" x 11' 11" (5.95m x 3.64m)

Dining Area
9' 11" x 9' 0" (3.03m x 2.75m)

Sun Porch
11' 3" x 4' 8" (3.43m x 1.41m)

Kitchen
13' 0" x 9' 1" (3.95m x 2.77m)

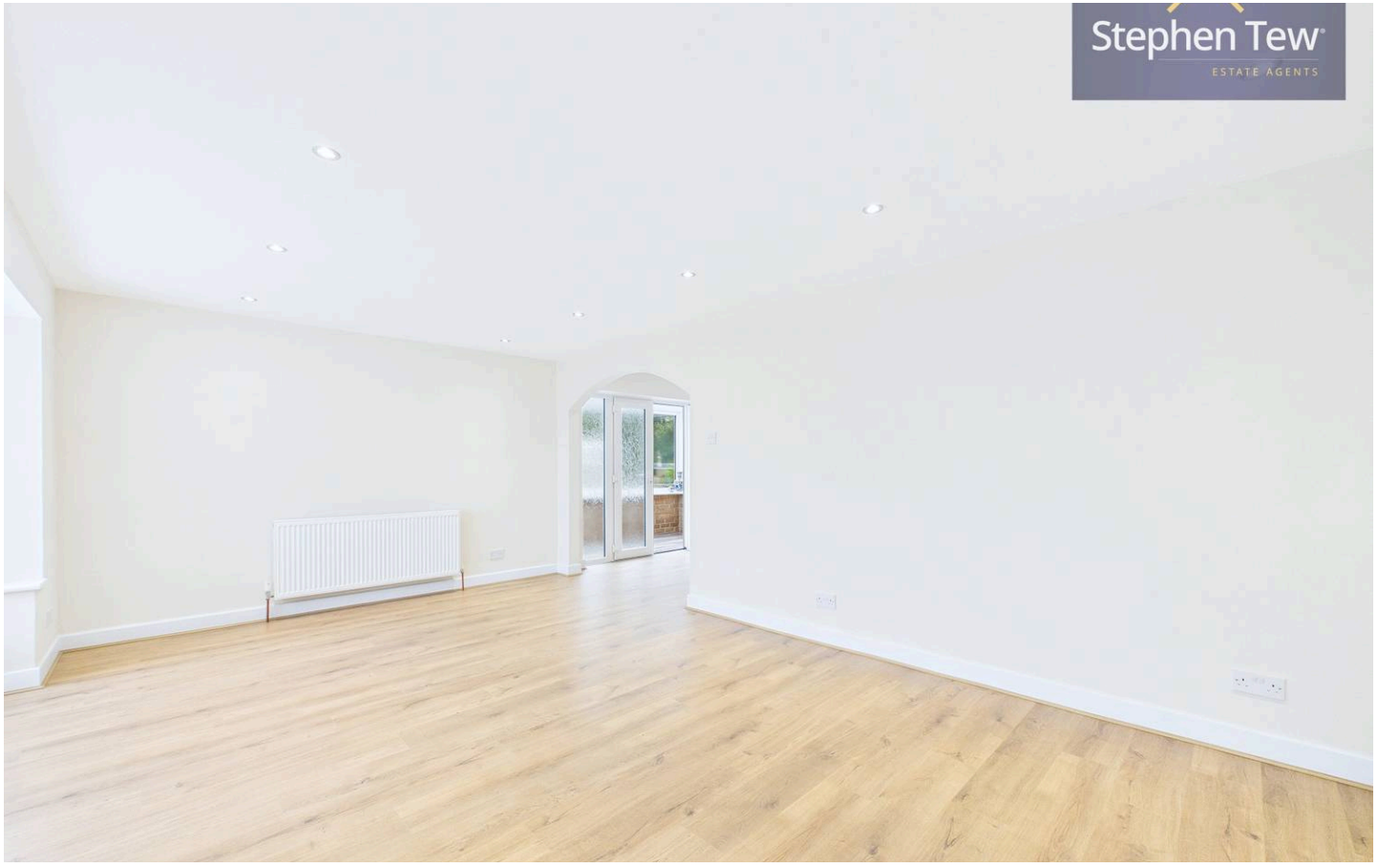
Hallway
7' 5" x 2' 10" (2.26m x 0.86m)

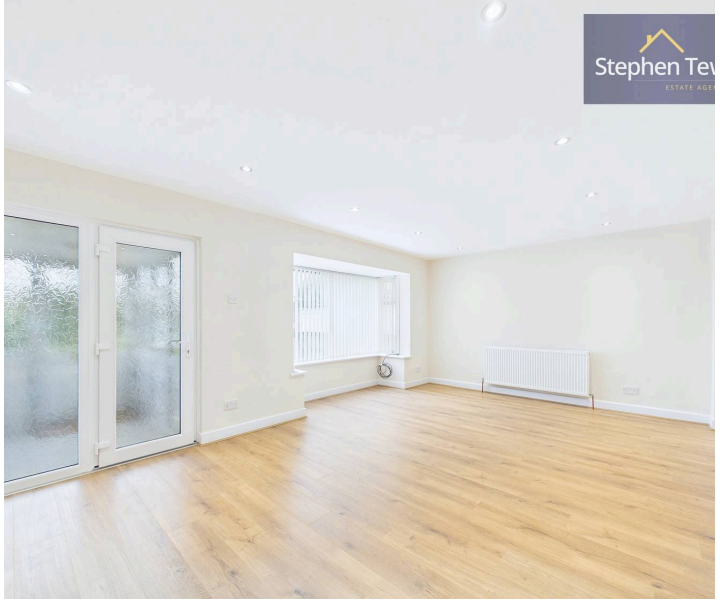
Bedroom 1
16' 3" x 9' 11" (4.95m x 3.01m)

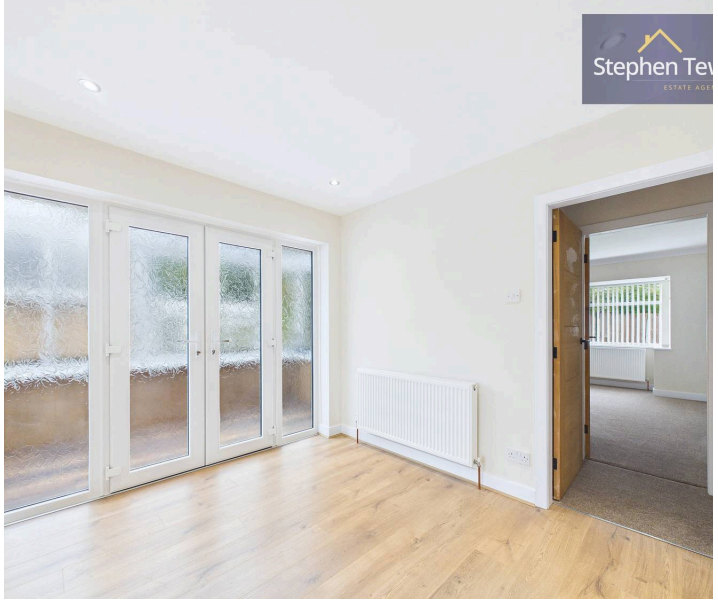
Bedroom 2
12' 10" x 8' 11" (3.92m x 2.71m)

Bathroom
9' 0" x 6' 9" (2.75m x 2.06m)

Garage
18' 10" x 10' 6" (5.73m x 3.21m)







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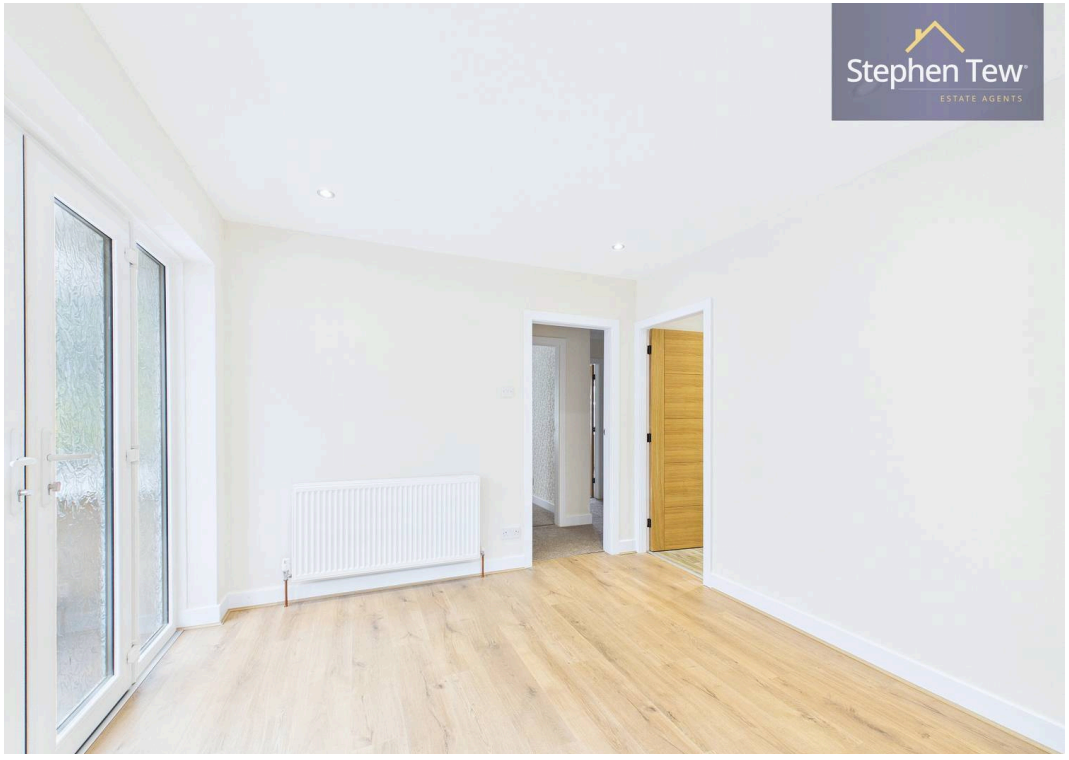
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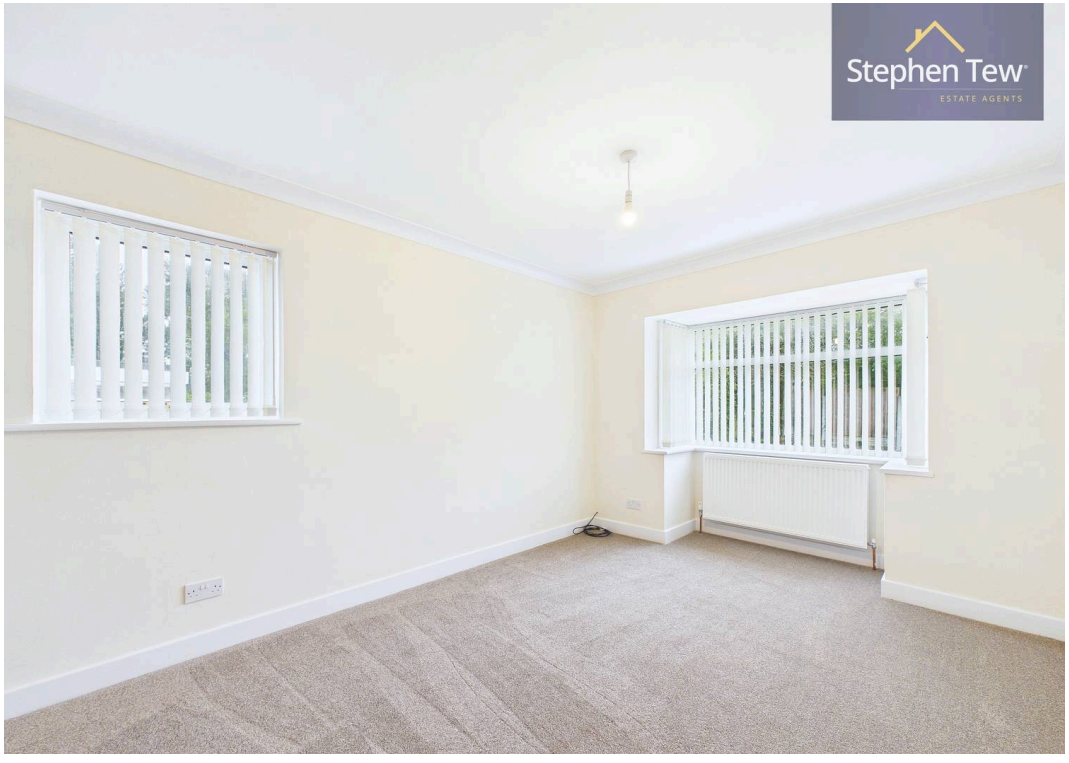
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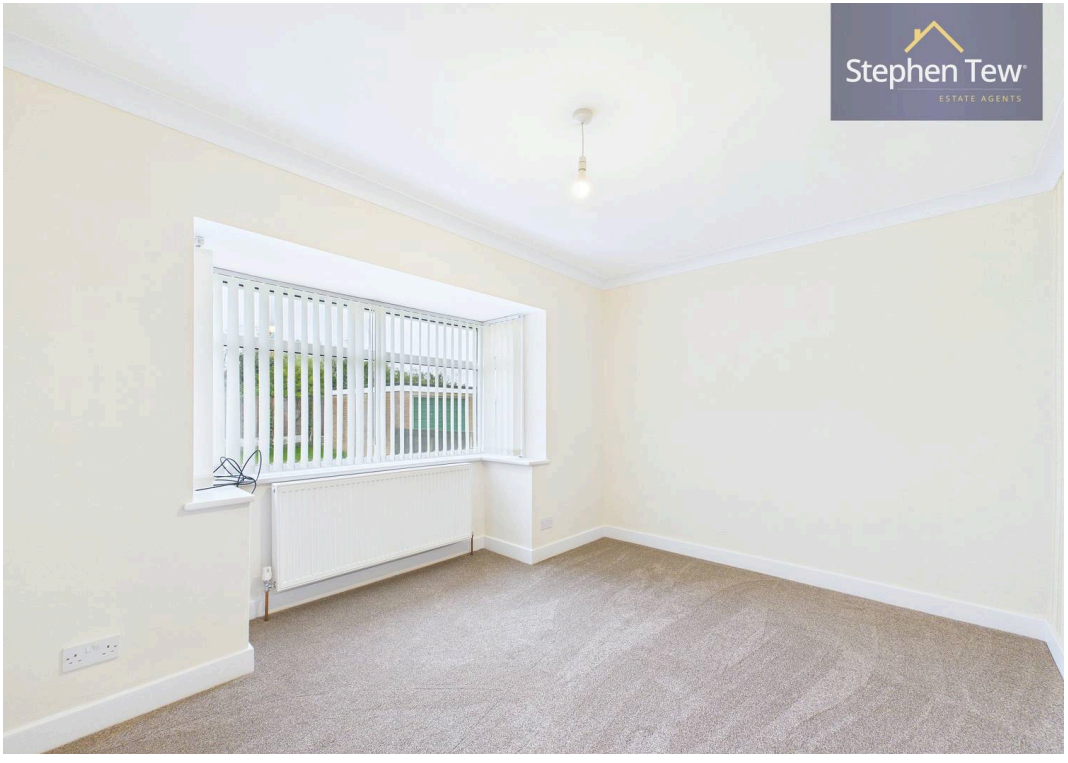
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FRONT GARDEN

Mature front garden with laid to lawn area, double width driveway provides off road parking and leads to Garage. Side gated access to rear garden.

GARDEN

Enclosed mature west facing rear garden mainly laid to lawn with patio area.

OFF STREET

2 Parking Spaces



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Approximate total area[1]

1147 ft²

106.7 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.

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