

Beautifully Presented Four
Bedroom Detached Family Home

Exclusive Development of Seven
Homes, Built Circa 2019

Set Back From Road in Large
Front Gardens

Two Bathrooms and Ground Floor
WC

Fabulous Open Plan Family /
Living / Dining Kitchen

Close To Freckleton Village

Large Driveway Provides Ample
Off Road Parking

Detached Brick Garage and
Landscaped Front and Rear



Tempo are delighted to bring to the market this beautifully presented Four Bedroom detached family home. Built on an exclusive development circa 2019, and within walking distance of the popular village of Freckleton. The Accommodation briefly comprises: Entrance Hall, Lounge, Study, Ground Floor WC, Fabulous open plan Family / Living / Dining Kitchen with Bi Fold Doors and Separate Utility Room. To the First Floor, Four Spacious Bedrooms - The Master being En-suite and Family Bathroom. Set back from the road in large gardens, with Detached Garage and Driveway providing ample off-road parking. Viewing Highly Recommended! EPC = B

For an appointment to view call 01772 633399 or email

info@tempoestates.co.uk





Entrance Hall

Composite glazed front door opens into a well-proportioned entrance hall. Spindled stairs to first floor with built in storage cupboard under, inset ceiling downlighters, laminate floor and radiator. Doors to:

Lounge 17' 5" x 11' 8" (5.30m x 3.55m)

UPVC double glazed window to the front. Fitted fire surround, marble back panel and hearth and incorporating inset living flame gas fire. Ceiling and wall lights and radiator.

Study 7' 2" x 8' 0" (2.18m x 2.44m)

UPVC double glazed window to the front, ceiling light and radiator.

Ground Floor WC

UPVC double glazed frosted window to the side. Two piece suite comprising wall hung hand washbasin with mixer tap and low level push button flush WC. Tiled splashbacks, extractor fan, inset ceiling downlighters, laminate flooring and radiator.

Open Plan Family / Living / Dining Kitchen 11' 8" x 27' 3" (3.55m x 8.30m)

Fabulous and spacious family and entertaining room. UPVC double glazed window and Bi Folding patio doors to the rear elevation. A good range of fitted wall and base units incorporating peninsular counter with seating, laminate work surfaces with upturn splashbacks and 1.5 bowl sink and drainer with mixer tap. Integrated appliances include inset gas hob with illuminated extractor above and glass splashback plate, built in eye level double ovens/grill, automatic dishwasher and tall fridge freezer. Inset ceiling downlighters, laminate flooring and contemporary vertical radiator. Door to:

Utility Room

UPVC double glazed exterior door to the side. Range of fitted wall and base units incorporating laminate work surface with upturn splashbacks. Inset single bowl stainless steel sink and drainer with mixer tap. Cupboard housing condensing boiler and spaces and plumbing for washing machine and tumble dryer. Ceiling light, laminate flooring, and extractor fan.

First Floor Landing

Aforementioned stairs down to the ground floor. Useful built in airing cupboard housing hot water cylinder, loft access hatch, inset ceiling downlighters and radiator. Doors to the following rooms:

Master Bedroom 17' 5" x 11' 8" (5.30m x 3.55m)

Spacious Master Bedroom with UPVC double glazed window to front, ceiling light and radiator and door to:

En Suite Shower Room

UPVC double glazed frosted window to the side. Three piece white suite, comprising: Quadrant corner shower enclosure with wall mounted chrome mixer controls and handheld shower attachment on riser rail; pedestal washbasin with mixer tap and low level WC with push button flush. Fully tiled walls and floor, shaver point, extractor fan, inset ceiling downlighters and heated towel ladder.

Bedroom Two 11' 0" x 11' 7" (3.35m x 3.53m)

UPVC double glazed window to front. Recessed sliding wardrobes and further built in storage cupboard, ceiling light and radiator.

Bedroom Three 11' 10" x 8' 6" (3.60m x 2.59m)

UPVC double glazed window to rear, ceiling light and radiator.

Bedroom Four 11' 10" x 8' 4" (3.60m x 2.54m)

UPVC double glazed window to rear, ceiling light and radiator.

Family Bathroom

UPVC double glazed frosted window to the rear. Four piece white suite, comprising: Panelled bath with mixer tap, step in shower enclosure with wall mounted chrome mixer controls and handheld shower attachment on riser rail; pedestal washbasin with mixer tap and low level WC with push button flush. Fully tiled walls and floor, shaver point, extractor fan, inset ceiling downlighters and heated towel ladder.



Exterior

The property is set back from the road with a large, landscaped garden and driveway to the front. The driveway continues to the rear detached brick garage providing ample off-road parking. A private fenced and not directly overlooked garden to the rear with exterior lighting and power socket, laid to lawn, railway sleeper borders and a large, paved patio, ideal for sitting out and entertaining. The garage has an up and over door and additional personal access door to the side with power and lighting.

Council Tax Band = E

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

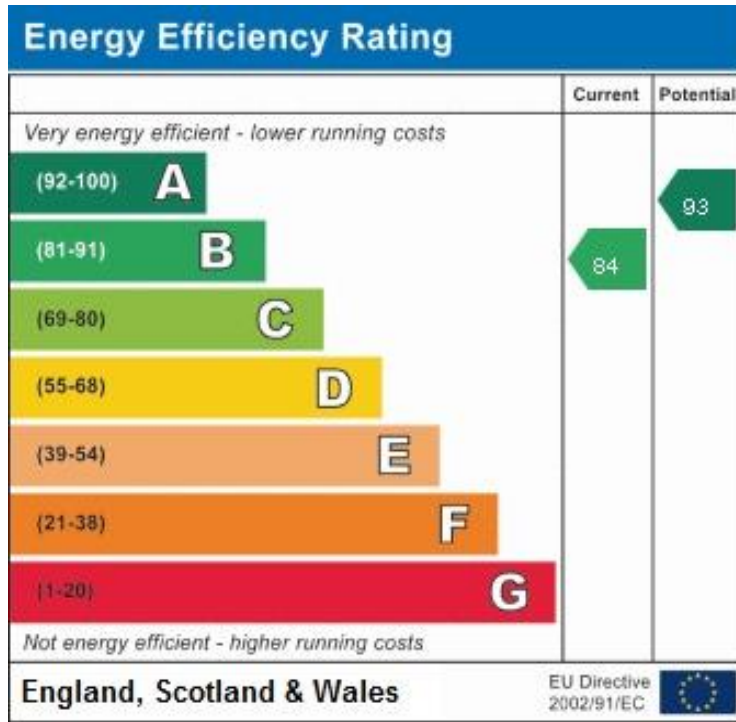
Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





EPC Chart



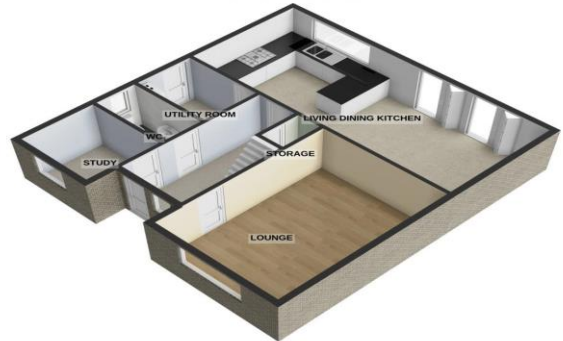
Address:
Lytham Road

FLOORPLANS

GROUND FLOOR



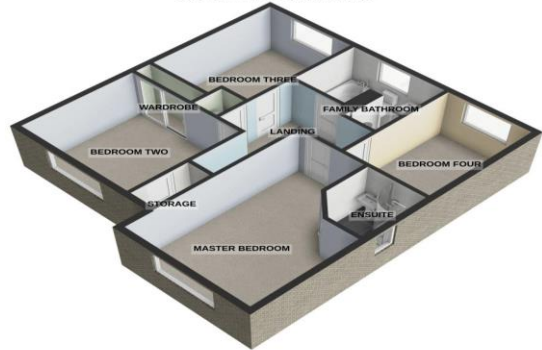
GROUND FLOOR
71.9 sq.m. (774 sq.ft.) approx.



FIRST FLOOR



FIRST FLOOR
69.8 sq.m. (752 sq.ft.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels of floor, etc. are approximate and responsibility is accepted by any user, advertiser or advertiser. The plan is for illustrative purposes only and should be used in such way as to provide a general impression. The services, systems and systems shown have not been tested and no guarantee as to their availability or otherwise can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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