



- Wonderful Four Bedroom Detached Family House
- Two Reception Rooms, Ground Floor WC
- Breakfast Kitchen, Utility, En-Suite to Master
- Multi-Car Driveway, Garage, Beautiful Size Gardens

## Park Road, Thornton-Cleveleys, FY5

£399,950

BEAUTIFULLY APPOINTED FOUR BEDROOM DETACHED HOUSE WITH TWO ADDITIONAL LOFT ROOMS CURRENTLY USED AS OFFICE SPACE - IMPECCABLE PRESENTATION AND SPACIOUS THROUGHOUT WITH TWO RECEPTION ROOMS - FULLY FITTED BREAKFAST KITCHEN - UTILITY - GROUND FLOOR WC - EN-SUITE AND MASTER BATHROOMS - MULTI-CAR DRIVEWAY AND GARAGE - NO CHAIN - GORGEOUS FRONT AND REAR GARDENS - SOUGHT AFTER LOCATION.



## Property Description

### HALLWAY

This impressive home is entered through the central main hallway, with fitted carpet and door leading into;

### WC

Fitted with a modern two-piece suite comprising low-level WC and wash hand basin with tiled surround.

### LOUNGE

19' 7" x 13' 1" (5.99m x 4.01m) Spacious main living room with bow window to front, TV point, feature fireplace, wall lighting, fitted carpet and opening through to;

### DINING ROOM

12' 2" x 10' 10" (3.72m x 3.32m) Sliding patio doors leading onto rear garden, fitted carpet and opening through to;

### KITCHEN/BREAKFAST ROOM

17' 10" x 14' 6" (5.44m x 4.43m) Two windows to rear, door to side, fitted with a range and wall and base units with complimentary work-surfaces and breakfast island forming the central focus with ceramic hob and overhead extractor. The kitchen hosts a full range of integrated appliances and has a door leading into the utility room. Tiled flooring and down-lights.

### UTILITY ROOM

Window to side, sink unit and plumbing for washing machine.

### LANDING

Multiple storage cupboards and window to side. Fitted carpet and door leading into;

### BEDROOM 1

17' 10" x 13' 1" (5.45m x 4m) (measurements up to wardrobes) Window to front, fitted carpet, full range of fitted wardrobes, door leading into;





#### ENSUITE

Window to front, fitted four-piece suite comprising; low-level WC, bidet, vanity wash hand basin with overhead mirror, tiled shower enclosure and tiled flooring.

#### BEDROOM 2

14' 10" x 12' 3" (4.53m x 3.75m) Window to rear, fitted carpet, full range of fitted wardrobes with bedside units and drawers.

#### BEDROOM 3

14' 2" x 8' 9" (4.32m x 2.68 m) (measurements up to wardrobes) Window to front, fitted carpet, set up of built-in mirrored wardrobes.



#### BEDROOM 4

11' 11" x 8' 3" (3.65m x 2.53m) Window to rear, fitted carpet.

#### BATHROOM

9' 2" x 9' 0" (2.8m x 2.75m) Window to rear. Brilliant family bathroom with corner shower cubicle, low-level WC, panelled bath and vanity wash hand basin with overhead mirror and lighting, heated towel rail, tiled flooring.

#### SECOND FLOOR LANDING

Door providing access into two office areas;

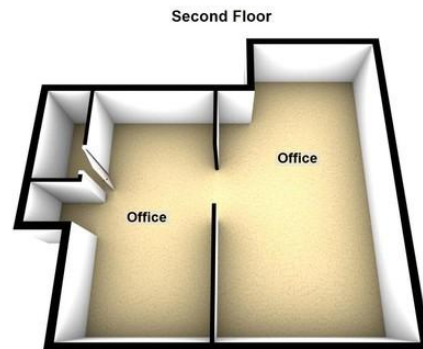
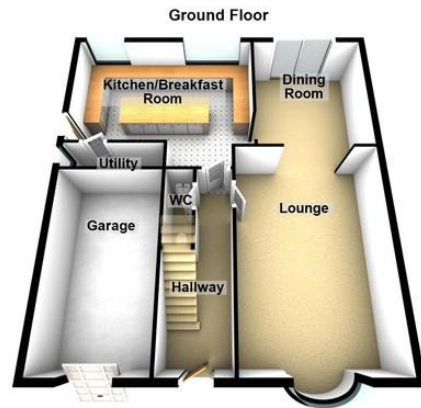


#### OFFICE 1

15' 6" x 13' 0" (4.74m x 3.98m) With multiple storage cupboards, fitted carpet and opening through to secondary office area.

#### OFFICE 2

18' 4" x 13' 1" (5.6m x 3.99m) Velux window and fitted carpet.



#### GARAGE

Access provided via up and over door with block paved driveway leading up to.

#### GARDENS

To the front of the property is a brilliantly manicured garden, laid to lawn with planted borders, shrubbed surrounding that provides natural privacy and side access to the rear of the property.

The rear garden is a wonderful space. Majority laid to lawn with paved patio and corner seating area. Shrubbled and planted borders surrounding.

EPC TO FOLLOW.

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