



Hurstdene Close, Poulton-le-Fylde, FY6 7DD

O.I.R.O. £1,250,000







Hurstdene Close, Poulton-le-Fylde, FY6 7DD

Offers in the region of £1,250,000



5 Bedrooms



5 Bathrooms

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- Exceptional detached family residence
 - Fabulous open plan Clive Christian living kitchen
 - 3 further separate reception rooms and a spacious utility room
 - Elegant formal reception rooms
 - 5 bedrooms and 5 bathrooms including a superb Principal Bedroom.
 - Principal Bedroom and Bedroom 5 each have balconies
 - Landscaped gardens with outdoor entertaining space
 - Detached double garage and extensive parking
 - Prestigious residential location close to Poulton-le-Fylde town centre



Positioned within one of Poulton-le-Fylde's desirable residential settings, 5 Hurstdene Close is an exceptional detached residence that provides outstanding modern family living. Beautifully appointed throughout and carefully crafted and upgraded by the current owners, the property delivers an outstanding balance of formal entertaining spaces and relaxed everyday comfort.

From the first moment of arrival, the home releases a wonderful and welcoming first impression. A private driveway and double garage sit to the front, complemented by an elegant façade and landscaped surroundings, creating both kerb appeal and a strong sense of privacy.



The property is entered via a welcoming entrance hallway, which immediately sets the tone for the spacious and thoughtfully designed accommodation that unfolds beyond.

At the heart of the home lies the impressive open plan kitchen, living and dining space, forming a true centrepiece for modern family life. This expansive area is filled with natural light and enjoys a superb sense of flow with bi-fold doors spanning the rear of the property and opening directly onto the gardens, creating seamless indoor / outdoor living. A perfect place for entertaining indoors whilst having the ability to make sure gatherings can spill out onto the stunning gardens.



The bespoke Clive Christian kitchen is finished to an exceptional standard, combining timeless craftsmanship with modern functionality. It features integrated appliances including a fridge freezer, dishwasher, double oven with warming drawer and an additional integrated 'tea and coffee' fridge at the dedicated 'coffee station' area of the kitchen.

Practicality has been carefully considered, with a pull out pantry / spice rack, integrated bin storage, and extensive cabinetry within the central island. The gas hob and oven is elegantly set within a bespoke unit surround, completing the refined design.

Flowing naturally from the kitchen is the generous family living and dining space, ideal for both everyday use and entertaining, with three sets of bi-fold doors enhancing the connection to the rear garden and the patio area. Perfect for dining al-fresco.



A separate utility room continues the high specification, connecting the kitchen and the garage, offering further integrated storage including a pull-out fridge and pull-out freezer, which can be configured as either two fridges or two freezers. The choice is yours.

The utility room also includes a wash hand basin, space for washer/ dryer, and an airing cupboard. Internal access leads directly into the double garage, which benefits from an electric up and over door. Access to the side gardens can also be found here.





The formal lounge offers a more refined reception space, featuring a gas fire and full width bifold doors opening onto the rear gardens, creating a bright and elegant room ideal for both relaxation and entertaining. A dedicated study is also placed to the ground floor, ideal for home working.

The cinema room provides a fabulous entertainment space, complete with a projector, built-in ceiling speakers and bi-fold doors, again opening to the gardens, creating a versatile setting for both movie nights and social gatherings.

A ground floor W/C adds further convenience, while underfloor heating extends throughout the ground floor accommodation, as well as the principal bedroom en-suite and bedroom two en-suite, ensuring year round comfort.



To the first floor, the property continues to impress with five beautifully proportioned bedrooms, each designed with comfort and luxury in mind.

The principal suite is particularly impressive, featuring a bespoke fitted headboard, cabinetry, fitted wardrobes and a separate dressing room. The luxurious en-suite includes 'his and hers' wash hand basins and walk in showers, double ended bath, bidet, porcelain tiling and underfloor heating, delivering a true hotel-style finish.





Bedroom two benefits from fitted wardrobes, a dressing room and a stylish en-suite shower room with underfloor heating, views are enjoyed from here to the front of the property. Bedroom three also enjoys its own dressing room and en-suite with walk in shower, 'his and hers' wash hand basin, WC and fitted cabinetry. Making either of these bedrooms an ideal guest suite

Bedroom four again is an excellent size with an en-suite bathroom again. Bedroom five includes fitted wardrobes and enjoys access to a private balcony with a beautiful outlook over the rear gardens.

The main family bathroom is finished to a high standard, comprising a bath with feature built in TV, separate shower, WC, wash hand basin and tiled finishes combining modern luxury with everyday practicality.



Further benefits include a partially boarded loft with pull-down ladder access, providing excellent additional storage. The property was comprehensively renovated approximately 12 years ago, resulting in the high-quality specification and contemporary finish evident throughout

Outside, landscaped gardens provide a tranquil retreat with carefully designed spaces for outdoor dining, entertaining and relaxation throughout the seasons. Whether hosting summer gatherings or enjoying peaceful mornings, the outdoor environment mirrors the quality found within the home. A discreet bin store is positioned to the rear, maintaining a clean and considered finish to the exterior.





Location

Perfectly positioned on the edge of the thriving market town of Poulton-le-Fylde, 5 Hurstdene Close enjoys a location that combines the tranquillity of an established residential setting with exceptional everyday convenience.

Just moments from the town centre, residents can enjoy an excellent selection of independent boutiques, cafés, restaurants and traditional pubs gathered around the historic market square, creating a vibrant atmosphere. Larger retail and leisure facilities are easily accessible in nearby Blackpool and Preston.



For commuters, Poulton-le-Fylde railway station provides direct connections to Blackpool North, Preston and onward services to Manchester, Liverpool and London, with the M55 motorway offering swift access to the wider motorway network. The property is also ideally situated for those travelling throughout the Fylde Coast and Lancashire.

The area is particularly well regarded for its educational provision, with a choice of highly respected primary and secondary schools nearby, making it especially attractive for families. Private Schools include AKS Lytham, Rossall School and Kirkham Grammar School.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Parking for several vehicles on the driveway and in the garage.

Construction Type : Brick, tiled roof.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Nexfibre and Openreach available in the area

Mobile signal: EE, Three, O2 and Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Leasehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3Words Location : [///royally.eternally.arrival](https://www.what3words.com/#!/en/royally.eternally.arrival)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

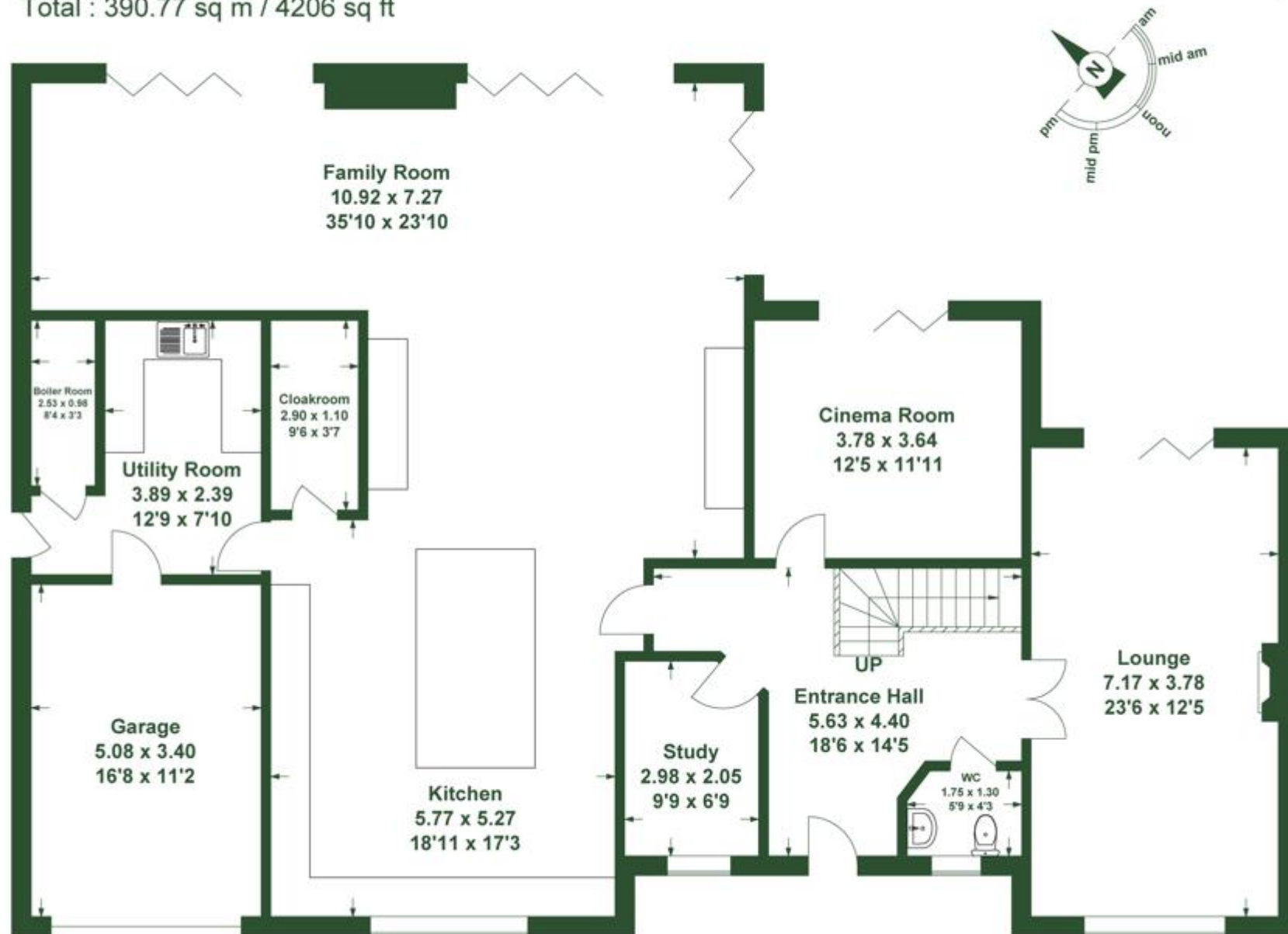


Approximate Gross Internal Area : 372.89 sq m / 4014 sq ft

Garage : 17.88 sq m / 192 sq ft

Total : 390.77 sq m / 4206 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

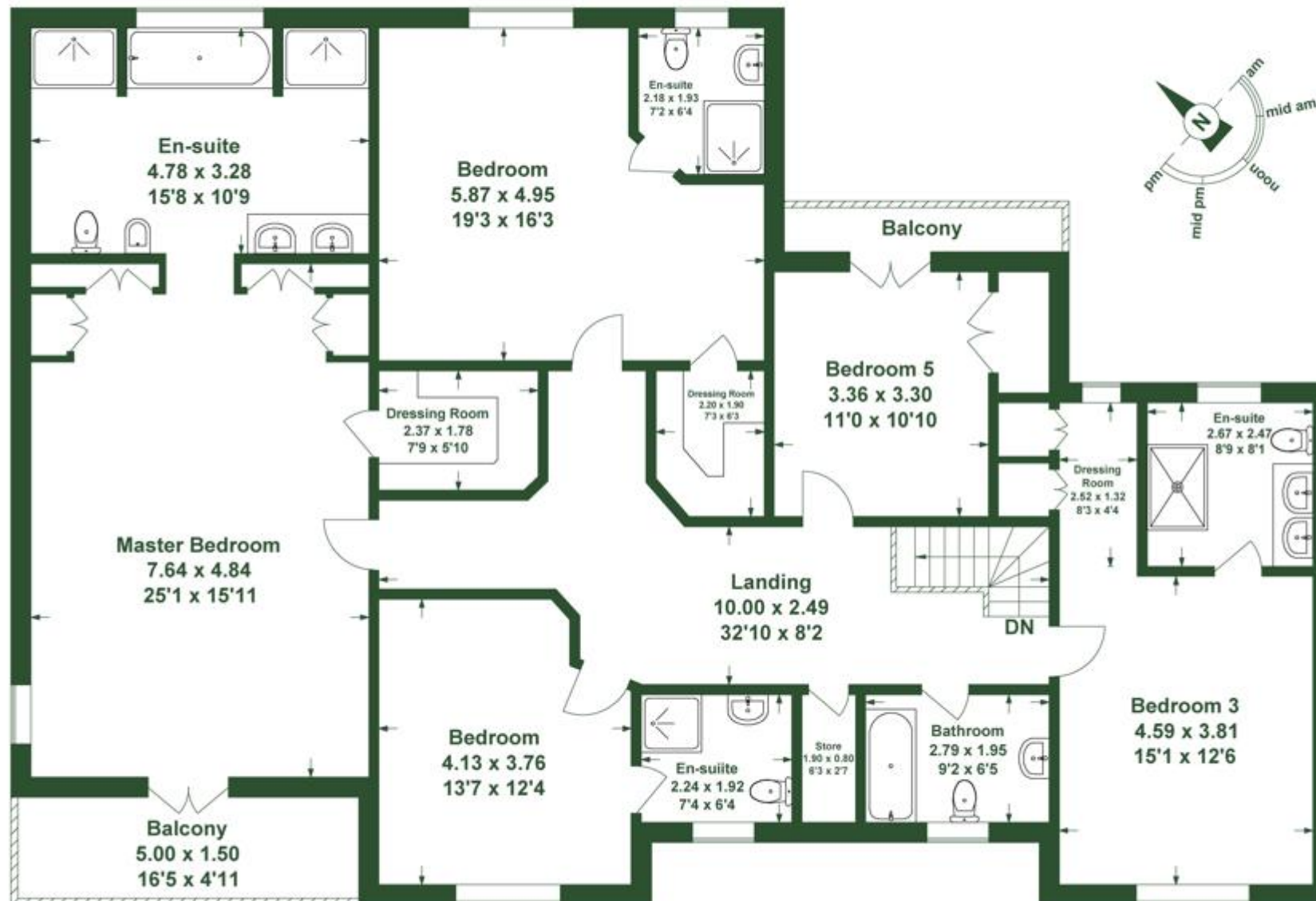


Ground Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

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First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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