



Green Drive, Poulton-le-Fylde, FY6 8DP

Asking Price £650,000







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4 Bedrooms



3 Bathrooms

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- Beautifully finished, four bedroom detached family home.
 - Fabulous outbuilding/summer house to the rear.
 - Large open plan kitchen/living room.
 - Four double bedrooms. Superb ground floor suite with en-suite and patio.
 - Off street parking and garage/outbuilding.
 - Positioned just a short stroll from the centre of Poulton where you have a selection of fabulous eateries, shops and transport links.





Welcome to Green Drive. An exceptional detached family home beautifully positioned within the sought after Hardhorn area of Poulton-le-Fylde. Recently completed to an outstanding standard by the current owners, this impressive property offers spacious and well presented living accommodation throughout, featuring four generous double bedrooms, a stunning open plan kitchen and living space, followed by an elegant formal lounge.

To the front of the property, a large driveway provides ample off-road parking for multiple vehicles, while gated side access leads to the rear garden and detached garage/outbuilding.

Upon entering the property, you are greeted by a welcoming entrance vestibule leading into a spacious hallway, immediately creating a sense of style and elegance, setting the tone for the rest of the accommodation beyond.

The formal lounge is positioned at the front of the property and provides an inviting space for both relaxing and entertaining. Finished to an exceptional standard, it features a striking media wall with contemporary panelling, LED lighting and an electric fireplace, complemented by a large front-facing window that fills the room with natural light.

The true heart of the home lies to the rear, where an impressive open-plan kitchen, dining and living area has been designed with modern family life in mind. Expansive bi-fold doors seamlessly connect the interior with the rear garden, creating the perfect space for entertaining and everyday living.

The contemporary kitchen is fitted with an extensive range of high-quality wall and base units, complemented by elegant Fugenstone worktops and a feature central island. A comprehensive range of integrated NEFF appliances includes an electric hob with built-in extractor, double oven and microwave, dishwasher and sink, while there is dedicated space for an American-style fridge freezer. A useful utility room and pantry provide additional storage and practicality.

The ground floor also offers two spacious double bedrooms. The rear bedroom serves as an excellent guest or principal suite, complete with patio doors opening onto the garden and a stylish en-suite shower room.







Completing the ground floor is a luxurious family bathroom, beautifully tiled from floor to ceiling and featuring a walk-in shower, double-ended bath, vanity wash basin, LED illuminated mirror, heated towel rail and WC. A generous storage cupboard off the hallway provides excellent space for coats, shoes and household essentials.

Rising to the first floor, the landing is bright and spacious, enhanced by a large Velux window and offers the flexibility to be used as a home office or reading area.

Both first floor bedrooms are exceptionally well proportioned and benefit from bespoke fitted wardrobes and a dressing table. The rooms feature a large window each, allowing plenty of light to flood in.

A beautifully appointed family bathroom serves this floor, comprising a walk-in shower, double-ended bath, vanity wash basin, feature shelving, heated towel rail and WC, with a further Velux window adding to the bright and airy feel.

Antico flooring is found throughout the ground floor with underfloor heating. A gas central heating system services the first floor.

The rear gardens are truly spectacular and again an excellent feature to the home. A detached summer house with its own decking area offers endless possibilities, whether as a home office, gym or entertaining space. Large tiles create a perfect place for summer barbequing and dining al fresco while the lawned gardens and established flower and shrub borders create a private and attractive setting.

The property is found just off Hardhorn Road and is within walking distance of the amenities of Poulton centre. There is good access onto the main road and motorway network. Poulton train station is available in closeby which links through to the Preston main line station. Making this an ideal location for those seeking a peaceful yet well connected lifestyle.





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 : Off street parking is available for multiple vehicles on the driveway to the front of the property.

Construction Type : Brick built

Building Safety : N/A

Restrictive Covenants : None known

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None known

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 : None known

Virtual Staging : To help visualise the property's potential, selected images have been virtually staged. These images are intended as a guide only; the property is offered unfurnished unless otherwise stated.

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

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

Communications :

Broadband: Openreach and Nexfibre available in the area

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

The above information is according to Ofcom <http://checker.ofcom.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 Barnett 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 Freehold with vacant possession upon completion.

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

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah 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 : [///octopus,jars.divisible](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett 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.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti -Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

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

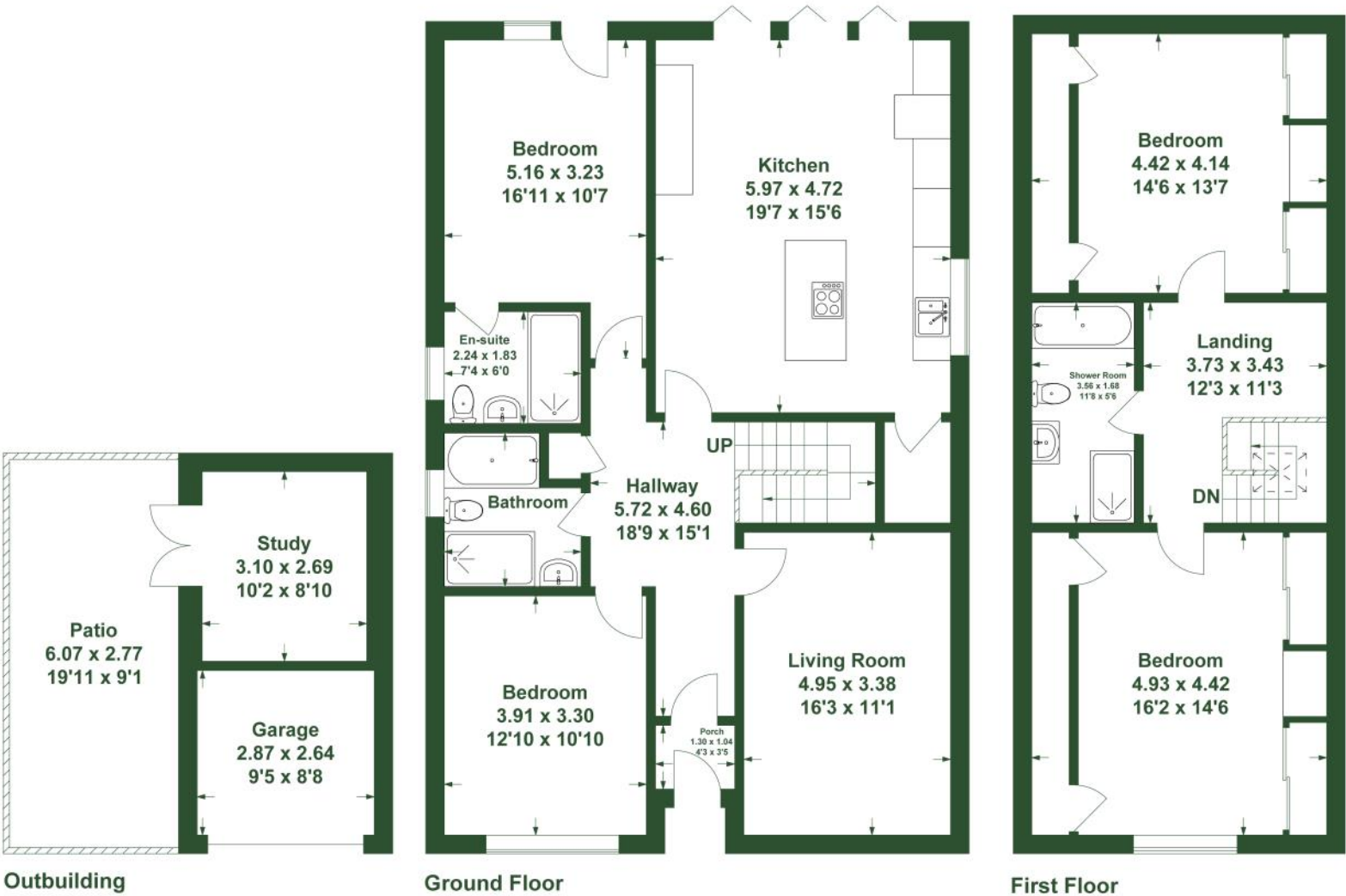
SUBJECT TO CONTRACT





Approximate Gross Internal Area : 169.73 sq m / 1827 sq ft
Outbuilding : 16.53 sq m / 178 sq ft
Total : 186.26 sq m / 2005 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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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