



## 55 Oldfield Carr Lane, FY6 8EN


£900,000

ARC HOMES are delighted to offer FOR SALE this exceptional detached 4 bedroom family home. This property is positioned within a quiet cul-de-sac in a sought after location. Briefly comprising of a glass fronted entrance porch, which opens into a grand hallway with an exposed staircase. The open aspect rising to the first floor gives the home a lovely feeling of light and space. From the hallway the property opens into an expansive kitchen dining room with modern appliances. The bifold doors in this room guide you out into the beautiful rear gardens.

Beyond the kitchen to the front of the property you will find a handy office and downstairs VVC. From the kitchen you are also able to access the integral double garage with electric roller door. The main lounge downstairs is dual aspect and is a versatile space. To the first floor the property offers 4 double bedrooms. The master bedroom benefits from stunning views, a walk in wardrobe, and en-suite. There is one more en-suite from bedroom 2 and a Jack and Jill bathroom from bedroom 3 leading into the family bathroom. Externally the front of the property offers ample parking on the driveway along with a double garage, there is also a lawned area with mature plants which a low maintenance. To the rear of the property you will find a beautiful garden which is laid to lawn, enclosed, and offers a good degree of privacy.

This property is in an extremely sought after location in Poulton-Le-Fylde. Whilst offering a quiet position, it is close enough to the town to enjoy the bars, restaurants, shops and everything else Poulton has to offer. The location also benefits from being in the catchment area for the very best public and private schools in the area. There is also the added bonus of being within close reach of the motorway connections, train stations and bus links.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	



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