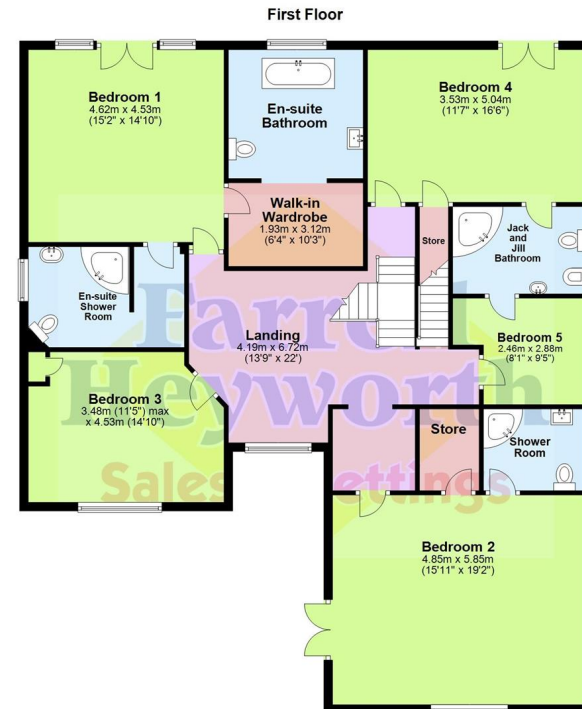
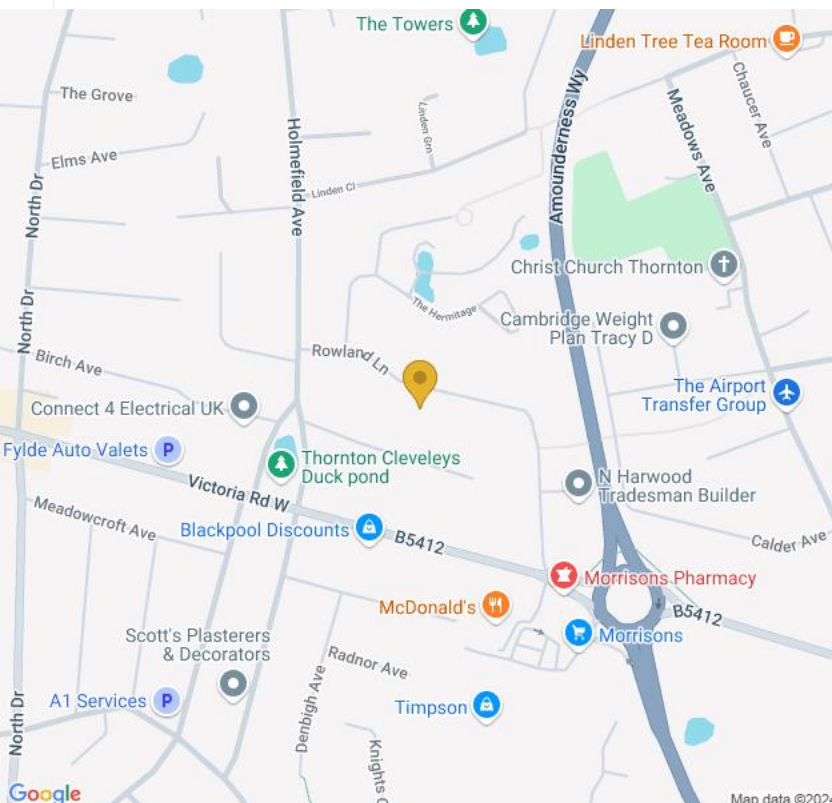


£699,995

Rowland Lane, Thornton
Cleveleys FY5



**Farrell
Heyworth**
Sales & Lettings



**Cleveleys
Landmark House
5a Cleveleys Avenue FY5 2UH**

Tel: 01253 858200

Email: cleveleys@farrellheyworth.co.uk

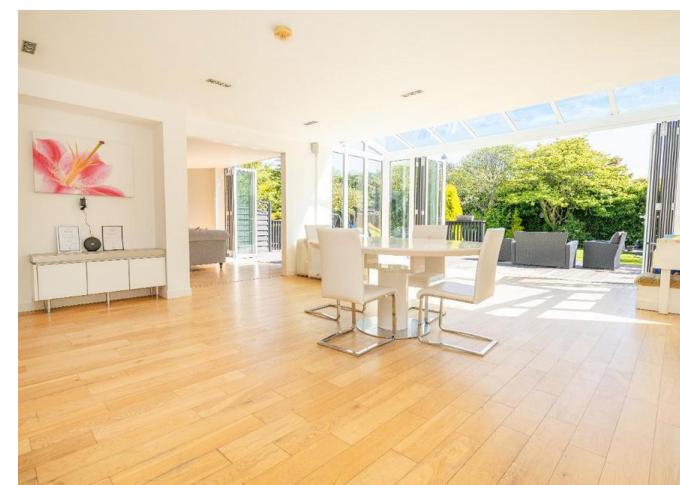
<https://www.farrellheyworth.co.uk/cleveleys>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Stunning Six Bedroom Detached Family Home Over Three Floors**
- **Fantastic Open Plan Living Area, Spacious Lounge, Dining Room**
- **Master Bedroom With His & Hers En Suites, Great Size Rear Garden**
- **Driveway & Double Garage, Great Location**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC D

www.farrellheyworth.co.uk



This prestigious detached family home individually designed and built by its current owners to the highest standard is deceptively spacious and simply stunning. Situated in a desirable location this property offers numerous features so viewing is a must.

On internal inspection this superbly presented, modern family residence benefits from an open plan layout for entertaining and family living, plus versatile and spacious accommodation necessary for traditional living.

The extensive open plan modern living area containing a fabulous bespoke kitchen, in white glass, featuring all Neff appliances and benefits from bi-fold doors overlooking the beautiful landscaped gardens. The property has underfloor heating throughout with controls in every room to maintain the perfect temperature and efficiency in addition to beautiful wood flooring to the ground floor.

On the ground floor the property also comprises a large lounge with feature fireplace, again with bi-fold doors over looking the gardens, a separate dining room, office, utility room, cloak room and fabulous feature staircase leading to the first and second floors.

The first floor comprises the master bedroom with double doors and Juliet balcony overlooking the private gardens and includes his and hers separate en-suites one with double ended spa bath and television and the other en-suite featuring a stylish shower cubicle.

Both en-suites feature their own walk-in wardrobes. To this floor there are a further four bedrooms, 2 with en-suite bathrooms in addition to a feature turret leading to the cinema room.

The second floor comprises a further bedroom, gym and cloakroom with wc and feature basin.

Externally, this fabulous property has an extensive, landscaped, private rear garden, which is not overlooked. The front has parking for several cars and access to the integral double garage with electric door.

Tenure: Freehold
Council Tax: Band G





