



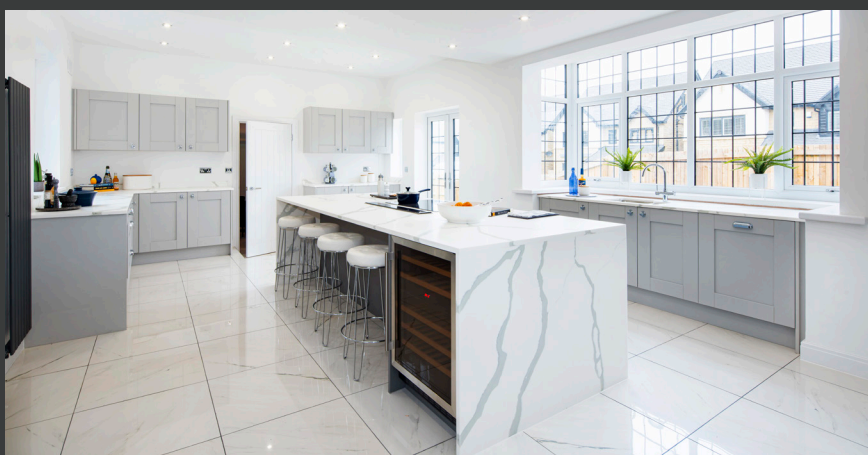
NEWLY RENOVATED HOME

3531 SQFT

## The Woodlands

A large yet homely, beautifully restored four-bedroom period property - completed to a high-standard and modern specification in the heart of Singleton, Poulton-le-Fylde.

Features: Gated & Alarmed / Open plan / Large front and rear gardens / Double Garage.



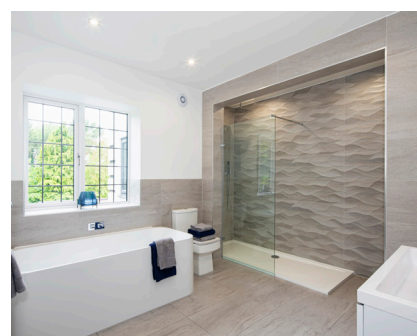
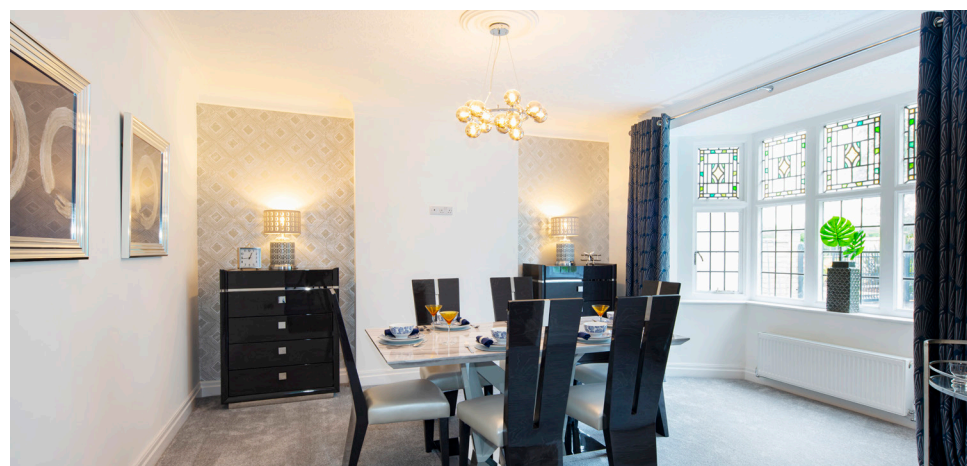




MODERN LUXURY / PERIOD FEATURES

## The Woodlands

The Woodlands is a home that sets new standards in residential living. With large open plan spaces through-out, bi-folding doors to the garden room, and a kitchen to impress, this contemporary renovation of a period property responds to its spectacular location.



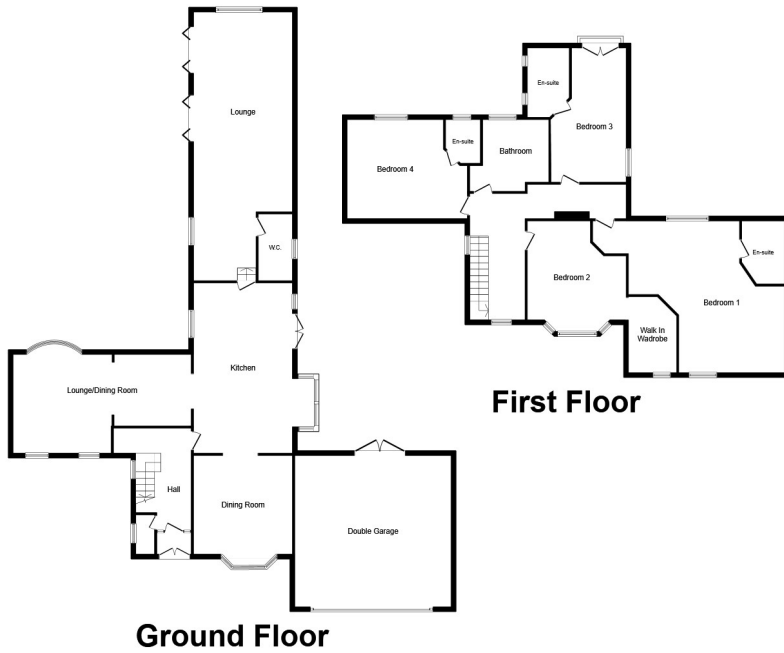
This stunning home for sale in Singleton has a wealth of outstanding features both inside and out - the most apparent of all being the open-plan Kitchen / Family / Dining room which leads to a huge Garden room at the rear.

Private and secluded, set within mature grounds and boasting 3531sqft this property is one-of-a-kind, and certainly one not to be missed.



# 4 Bedroom Detached

Floor plans shown below show the structural layout of the property



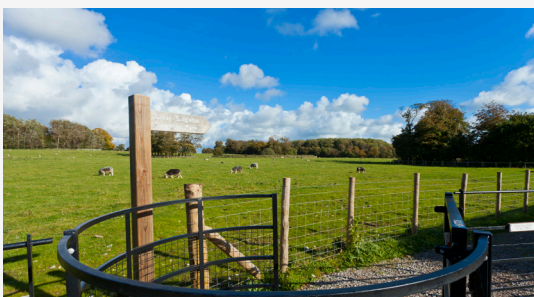
## Ground Floor

Kitchen	4240 x 7310	(13'11 x 24'0)
Lounge / Dining Room	7630 x 4240	(25'0 x 13'11)
Dining Room	4240 x 4260	(13'11 x 14'0)
Lounge (Garden Room)	4220 x 11530	(13'10 x 37'10)
Double Garage	6760 x 6530	(22'2 x 21'5)

## First Floor

Master Bedroom (Bed Area)	4680 x 3630	(15'4 x 11'11)
(Master Overall Dimensions)	6760 x 6530	(22'2 x 21'5)
Bedroom 2	4260 x 4250	(14'0 x 13'11)
Bedroom 3	5830 x 3220	(19'2 x 10'7)
Bedroom 4	4280 x 4270	(14'1 x 14'0)

There may be slight variations in the finished room sizes.



The Woodlands is situated close to the Wyre Estuary Country Park. You'll find yourself spending countless hours relaxing and exploring what the local area has to offer. From nature trails, strolls along the riverbank or enjoying local luxury hotel and spa facilities - it's all on your doorstep.



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