



Stephen Tew

ESTATE AGENTS



Newton Drive, Blackpool

Offers Over **£500,000**

Newton Drive

Blackpool

Immaculately presented, this stunning 4-bedroom link detached property offers a superior level of modern living. The ground floor comprises a welcoming hallway, spacious living room, lounge, stunning open plan living area/kitchen with integrated appliances, utility room, and ground floor WC. The kitchen, renovated in 2022, boasts high-end features such as an instant boiling water tap, creating a stylish and functional space, whilst the utility room features a second integrated oven, sink and practical work space.

Upstairs, the property features 4 well-proportioned bedrooms, with fitted wardrobes in 2 rooms, an en-suite to the master bedroom, and a luxurious family bathroom. Additional features include underfloor heating in the utility room and en-suite, smart heating system, CCTV, and smart alarm system for added security. The recent renovations and extensions ensure a modern and comfortable home with attention to detail evident throughout.

Externally, the property offers a driveway to the front with parking for multiple cars, enhancing convenience for occupants. The expansive enclosed garden to the rear provides a tranquil retreat with a laid-to-lawn area and a patio seating space, ideal for outdoor entertaining and relaxation. The exterior right-hand wall has been studded with extra insulation, contributing to the overall energy efficiency and comfort of the property. The property also benefits from a partially boarded loft with pull-down ladders, as well as a 4-year-old boiler with a remaining warranty and an electric up-and-over garage door.

This exceptional home combines modern luxury with practicality, offering a delightful blend of indoor-outdoor living spaces for discerning buyers seeking a high-quality residence.

Council Tax band: F

Tenure: Freehold





- Hallway, Living Room, Lounge, Open Plan Living Area/Kitchen, Utility Room, GF WC
- Kitchen renovated in 2022, integrated appliances including dishwasher and electric oven and hob, instant boiling water tap
- Landing, 4 Bedrooms with Fitted Wardrobes in 2 of them, En-Suite to the Master Bedroom, 4 Piece Suite Family Bathroom.
- Under Floor Heating in Utility Room and En-suite, Smart Heating System Installed
- Smart CCTV, Smart Alarm system Installed
- Full re-wire last 2 years, re-plumbed, full renovation, extension done 2021 signed off building regs
- Partially Boarded Loft with Pull Down Ladders
- Boiler is 4 years old, 1 year warranty remaining, serviced in March 2025, located in the Garage
- Exterior right hand wall has been studded with extra insulation
- Electric Up and Over Garage Door





Hallway
6' 3" x 11' 9" (1.91m x 3.57m)

Lounge
10' 10" x 13' 10" (3.30m x 4.21m)

Reception Room
11' 10" x 14' 6" (3.60m x 4.41m)

Living Room/Diner
16' 11" x 19' 8" (5.16m x 5.99m)

Kitchen
11' 8" x 17' 2" (3.56m x 5.24m)

Utility Room
8' 1" x 8' 11" (2.46m x 2.73m)

GF WC
4' 10" x 4' 0" (1.47m x 1.22m)

Landing
10' 0" x 5' 4" (3.06m x 1.62m)

Master Bedroom
9' 8" x 15' 0" (2.95m x 4.57m)



En-suite
7' 10" x 7' 2" (2.39m x 2.18m)

Bedroom 2
10' 7" x 13' 11" (3.22m x 4.24m)

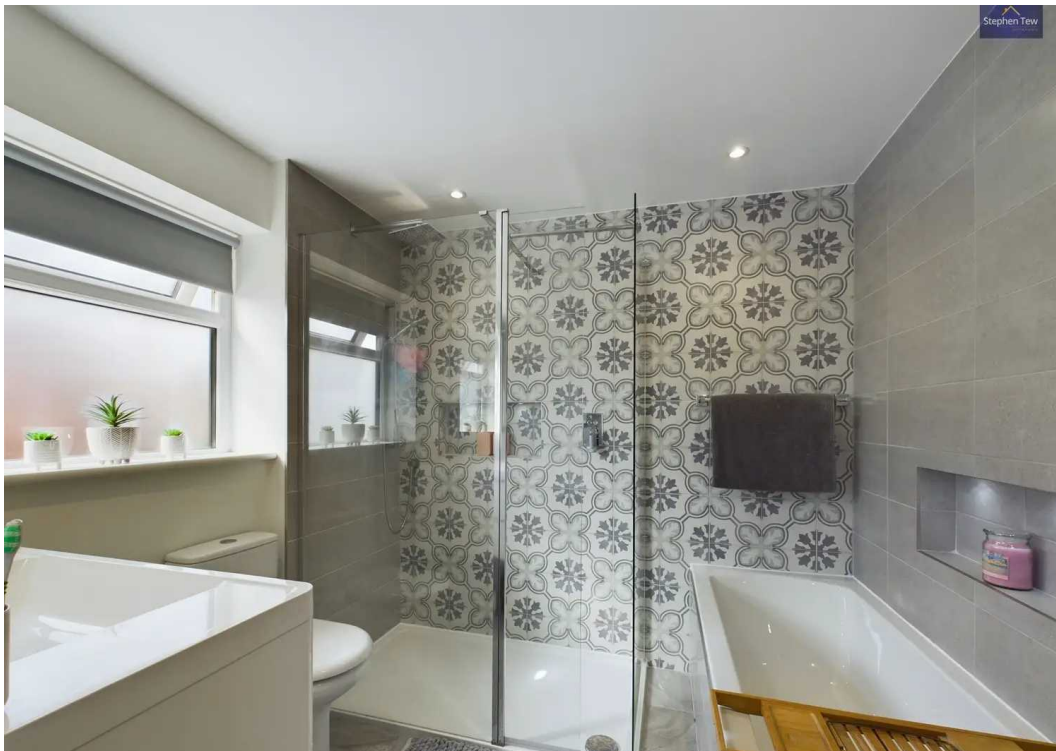
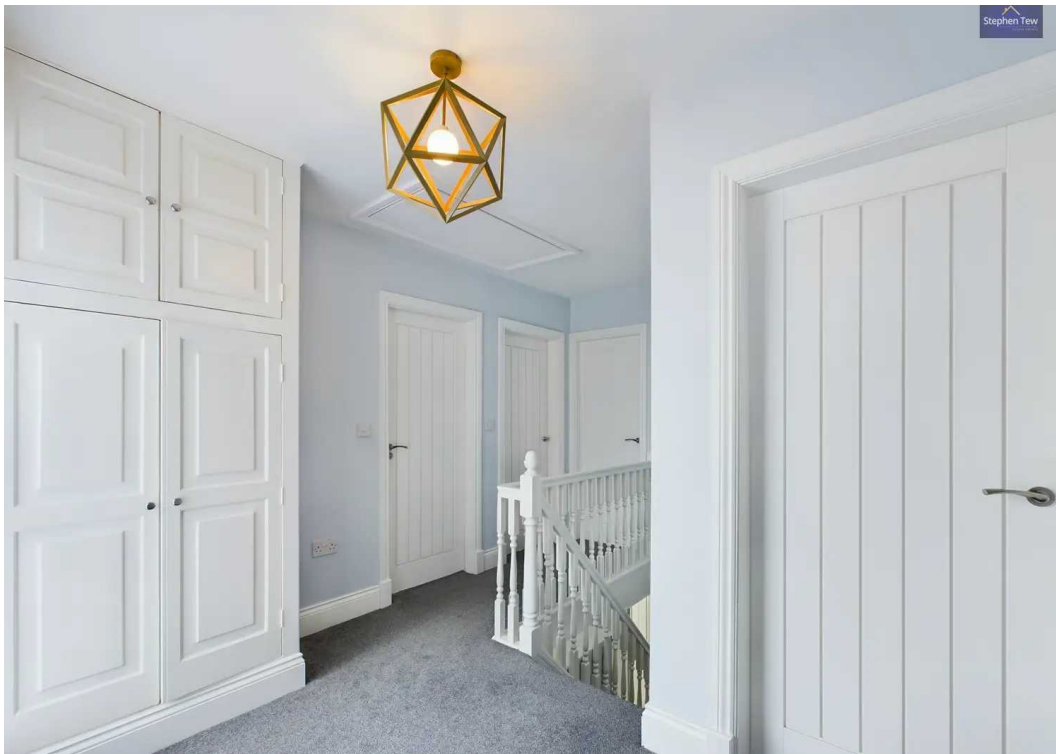
Bedroom 3
12' 3" x 9' 1" (3.74m x 2.77m)

Bedroom 4
6' 4" x 7' 10" (1.92m x 2.38m)

Bathroom
10' 9" x 8' 5" (3.28m x 2.56m)











FRONT GARDEN

Driveway to the front for multiple cars

REAR GARDEN

Expansive enclosed garden to the rear with laid to lawn and patio seating area.

GARAGE

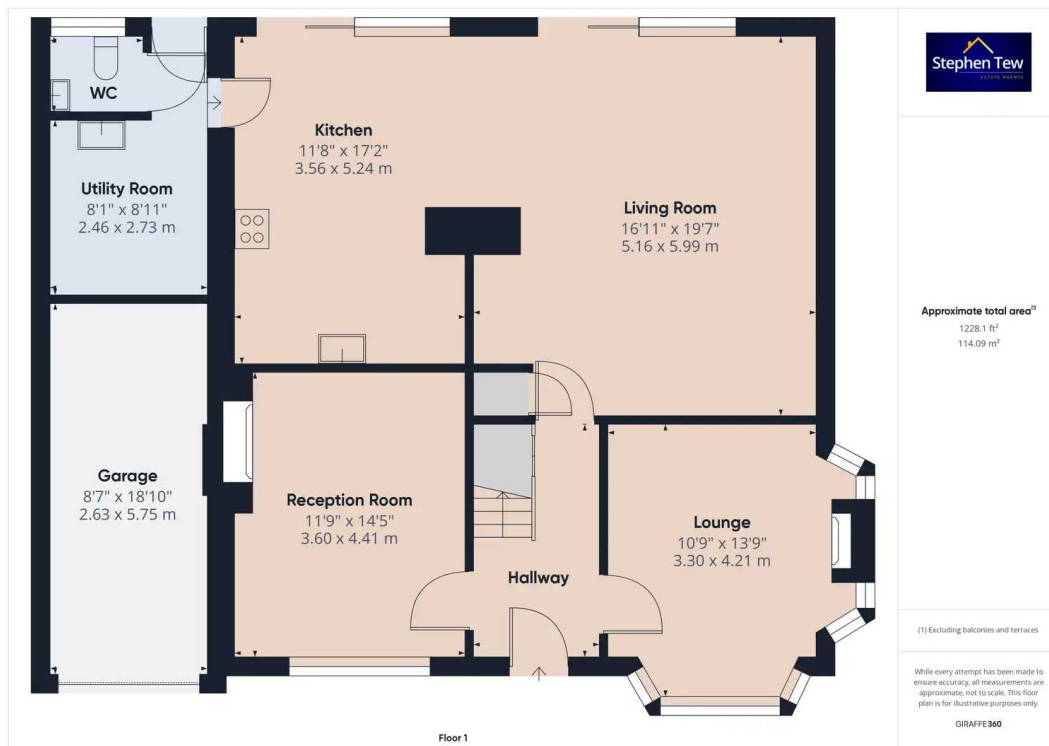
Single Garage

DRIVEWAY

2 Parking Spaces

Horseshoe driveway to the front for multiple cars.







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