



Sovereign Gate, Blackpool

Offers Over £375,000

# Sovereign Gate

## Blackpool

This spacious Executive Detached Family Residence, built in 1999, is a hidden gem located in a private cul-de-sac that offers privacy while being conveniently situated for local shops and amenities. As you step inside, you are greeted by an inviting Entrance Hall with a built-in cloak cupboard, leading you to a cosy Study and a comfortable Lounge where you can relax after a long day. The property boasts a modern Fitted Kitchen equipped with built-in appliances, including a dishwasher, fridge, freezer, electric oven, induction hob, and microwave, the kitchen is seamlessly connected to the Dining Room and a charming Conservatory, providing a perfect space for family gatherings. Additionally, there is a Utility Room and a ground floor WC. Upstairs, you will find 4 well-appointed Bedrooms, with 3 of them offering Fitted wardrobes, along with an En-suite in the master bedroom and a stylish Family Bathroom. The property is further enhanced with Gas Central Heating, uPVC Double Glazing, . The Conservatory was installed in 2015, adding a touch of contemporary living, while the boiler, located in the Utility Room, is approximately 7 years old.

Outside, the property features a delightful open plan laid to lawn area, providing a perfect spot for outdoor activities and enjoyment. The driveway offers off-road parking leading to the Detached Double Garage, ideal for secure parking and additional storage. The Enclosed Secluded Rear Garden offers a peaceful sanctuary where you can unwind and appreciate the tranquillity of your surroundings. Whether you are hosting a summer barbeque or simply enjoying a quiet evening under the stars, this outdoor space provides endless opportunities for relaxation and entertainment. Don't miss the chance to make this charming property your next home sweet home.

Council Tax band: F

Tenure: Freehold





- Spacious Executive Detached Family Residence built in 1999 and situated in a private cul-de-sac conveniently placed for local shops and amenities
- Entrance Hall with built-in cloak cupboard, Study, Lounge, Fitted Kitchen with built-in appliances and opening into Dining Room and Conservatory, Utility Room, GF WC
- 4 Bedrooms (3 with fitted wardrobes), 1 En-Suite & Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Off Road Parking, Detached Double Garage, Enclosed Secluded Rear Garden
- Built-in Dishwasher, Fridge, Freezer, Electric oven, induction hob and microwave





### Entrance Hall

### Study

9' 4" x 6' 8" (2.84m x 2.02m)

### Lounge

15' 0" x 11' 11" (4.58m x 3.63m)

### Kitchen

11' 11" x 13' 8" (3.64m x 4.16m)

### Utility Room

5' 2" x 5' 4" (1.57m x 1.63m)

### Conservatory

10' 9" x 14' 5" (3.28m x 4.39m)

### First Floor Landing

### Bedroom 1

15' 4" x 11' 1" (4.67m x 3.37m)

### En-Suite

6' 4" x 5' 6" (1.93m x 1.67m)

### Bedroom 2

9' 7" x 12' 4" (2.93m x 3.76m)

### Bedroom 3

9' 9" x 10' 11" (2.96m x 3.34m)

### Bedroom 4

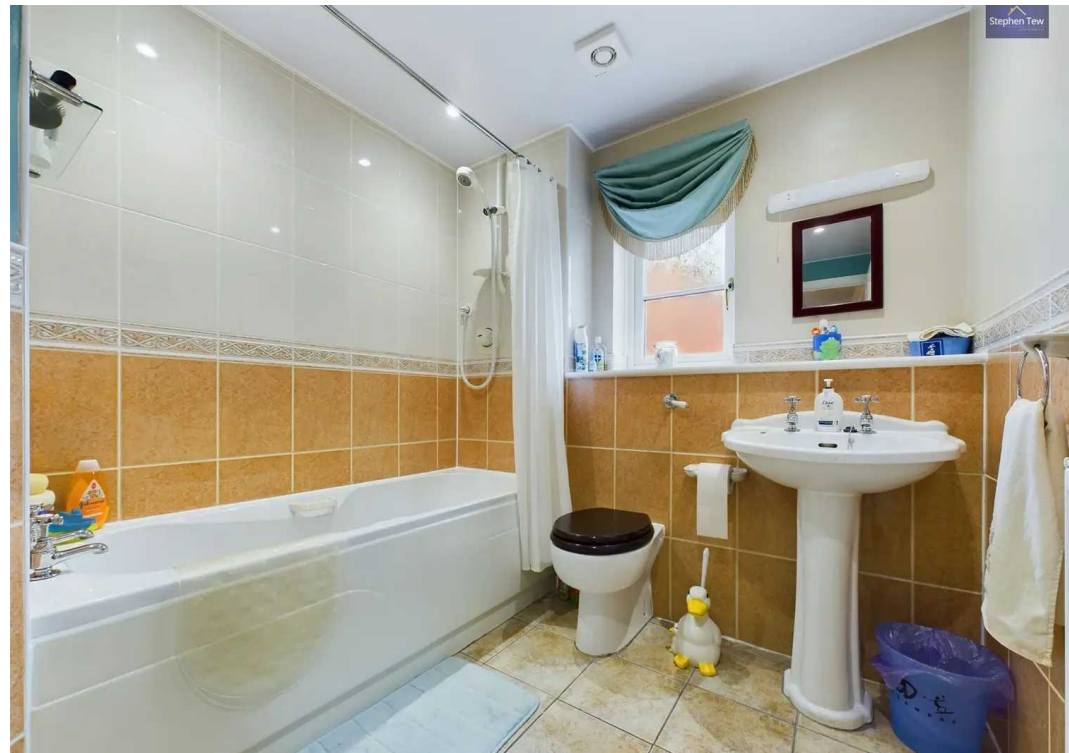
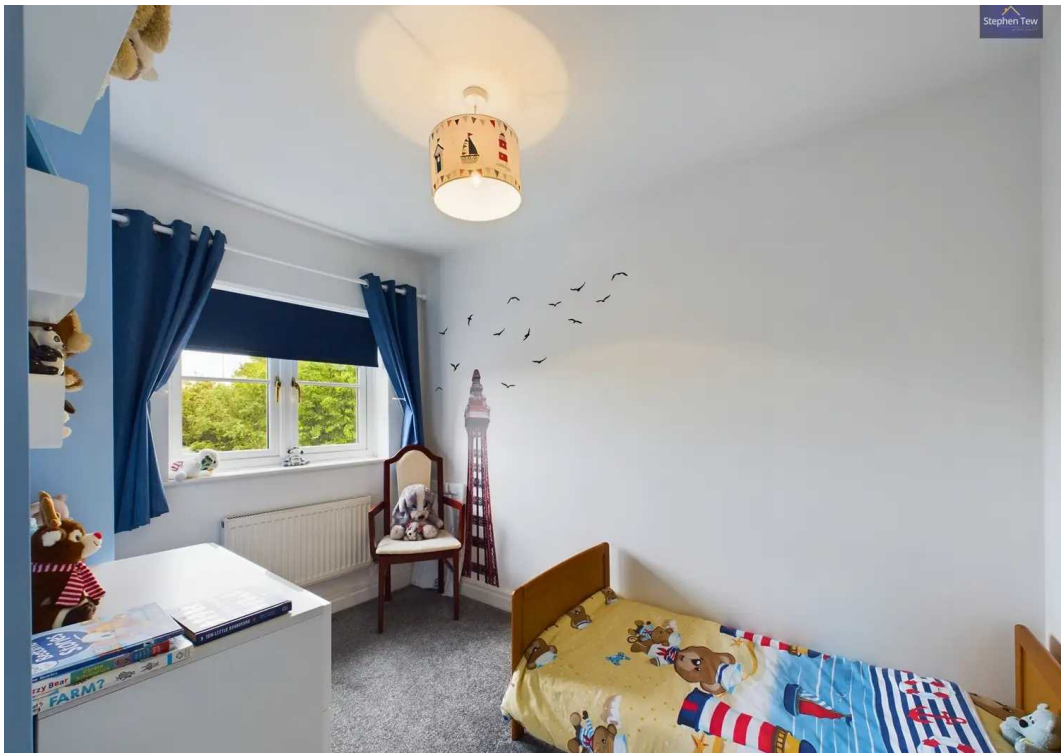
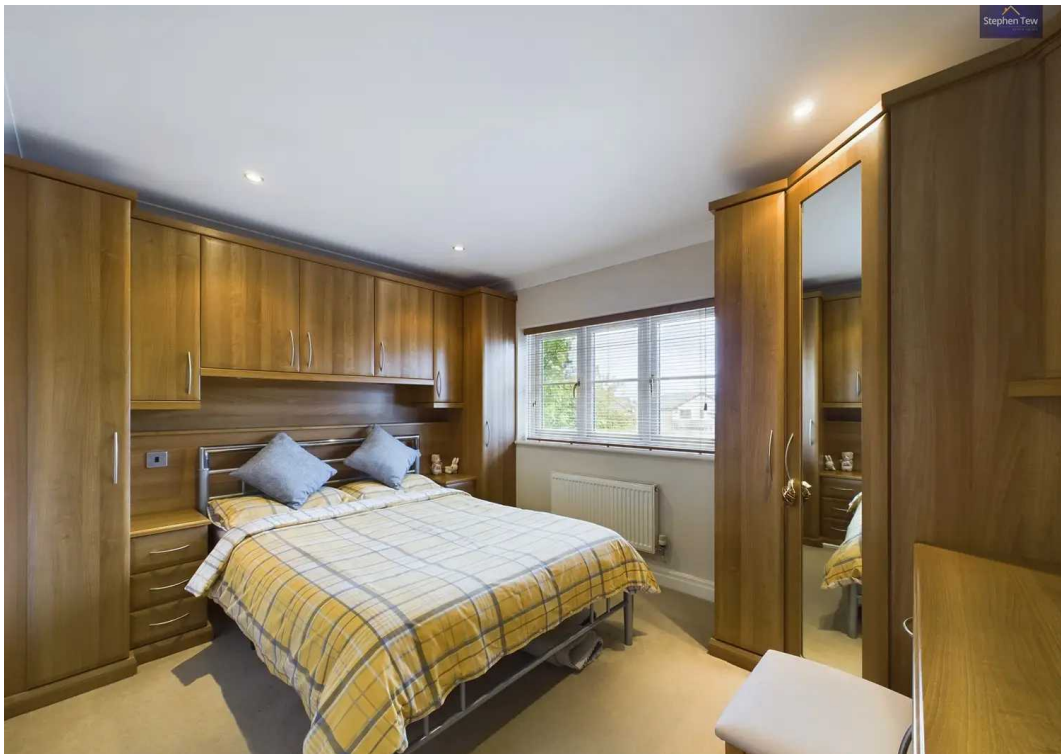
9' 11" x 8' 10" (3.01m x 2.69m)

### Bathroom

7' 1" x 8' 0" (2.17m x 2.45m)









#### **FRONT GARDEN**

Open plan laid to lawn area with off road parking leading to garage.

#### **REAR GARDEN**

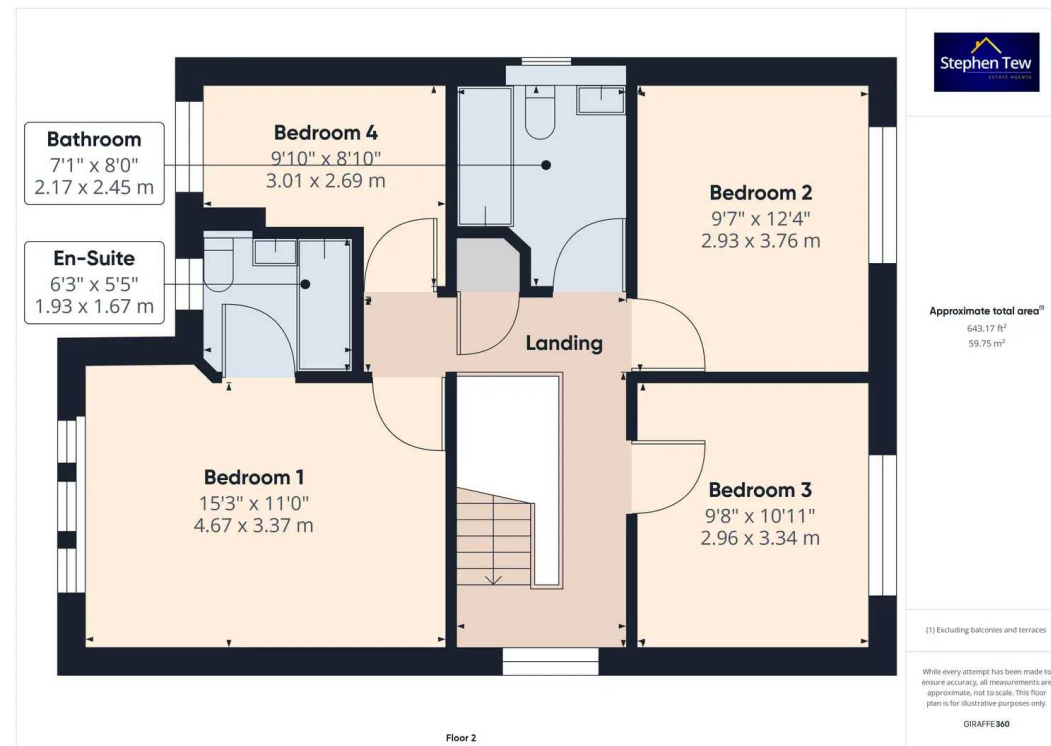
#### **OFF STREET**

3 Parking Spaces

#### **GARAGE**

Single Garage









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