



- Immaculate Four Bedroom Detached Family Home
- Spacious Lounge, Open Plan Kitchen/Family Room
- W.C. & Modern Fitted Family Bathroom
- Master Bedroom With En-Suite Facility

The Wren, Marton Meadow, Cropper Road, Blackpool, FY4

£237,950

IMPRESSIVE FOUR BEDROOM DETACHED HOUSE WITH GARAGE - THE WREN OFFERS PLENTY OF LIVING SPACE FOR FLEXIBLE LIVING - LARGE LOUNGE WITH BAY WINDOW - EXTENSIVE OPEN PLAN KITCHEN/ FAMILY DINING SPACE WITH FRENCH DOOR LEADING TO THE REAR - DOWNSTAIRS W.C - MASTER BEDROOM WITH EN-SUITE - THREE FURTHER GOOD SIZED BEDROOMS - MODERN FITTED FAMILY BATHROOM SUITE - OFF-ROAD PARKING - CALL ROMAN JAMES ESTATES TO ARRANGE A SITE VISIT 01253 978888.



Property Description

SPECIFICATION

Set in a popular residential area of Westby on the outskirts of Blackpool, ideally situated, the development affords easy access to all parts of the Fylde Coast including the nearby towns of Lytham, with its renowned 'green' and St. Annes - offering a superb variety of upmarket shopping facilities, lively bars and a firmly established restaurant quarter centred around Wood Street.

These popular holiday destinations are also internationally renowned for their numerous golf courses and links; the most notable being the Royal Lytham & St Annes Golf Club.

Marton Meadows is also ideally placed for the commuting with access to the M55 just a short drive away linking to the region's motorway network.

Ground Floor

Lounge 5608 x 3552 max (18'4" x 11'8" max)

Kitchen/Family Room 6490 x 3412 max (21'3" x 11'2" max)

Cloakroom 2035 x 972 (6'8" x 3'2")

First Floor

Master Bedroom 3498 x 3552 max (11'5" x 11'8" max)

En-suite 2398 x 1195 (7'10" x 3'11")

Bedroom 2 2835 x 2948 (9'3" x 9'8")

Bedroom 3 3450 x 2093 (11'4" x 6'10")

Bedroom 4 2845 x 2035 (9'4" x 6'8")

Bathroom 2398 x 1982 max (7'10" x 6'6" max)





WE HAVE A GREAT RANGE OF INCENTIVES AVAILABLE

We can offer a superb range of incentives including the Government backed HELP TO BUY* scheme. With a Government Help to Buy: Equity Loan you can buy a property at Marton Meadows with just a 5% cash deposit. Help to Buy can also be used in conjunction with our MOVEMAKER* scheme which will give you the opportunity to buy one of these exceptional new homes without worry. Speak to our Sales Executive today!

Freehold is included on all Wainhomes properties where possible, however there may be some circumstances where legal constraints prevent this. Please speak to our Sales Executive for further information regarding your chosen plot.

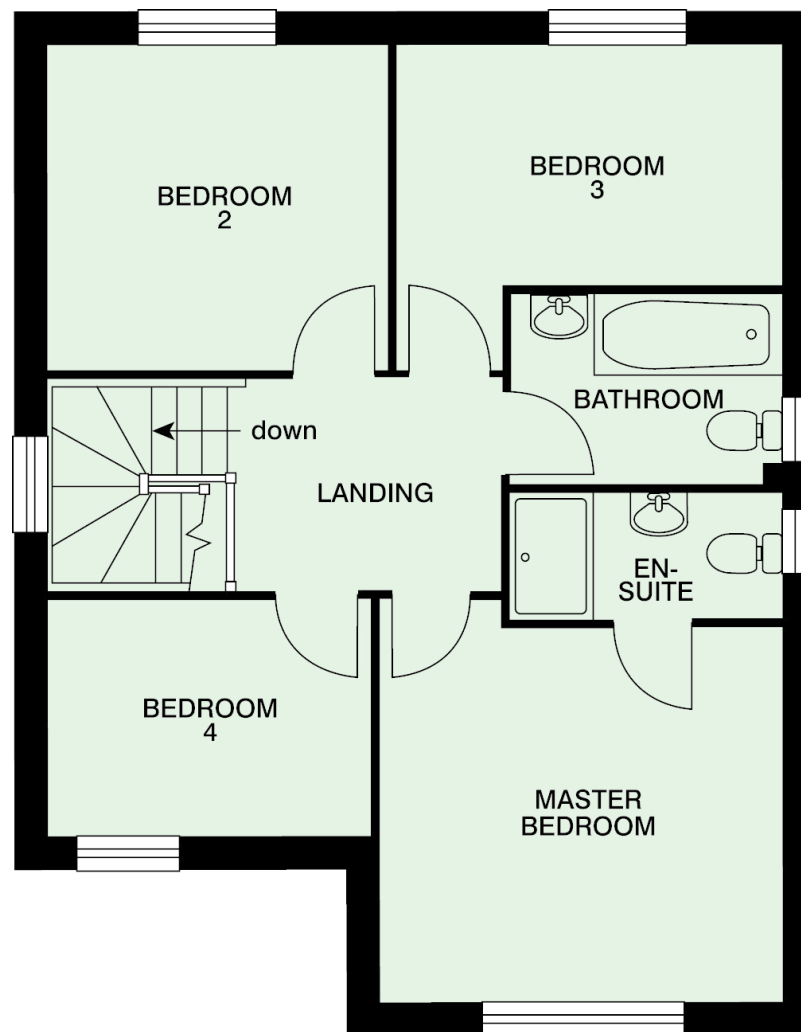
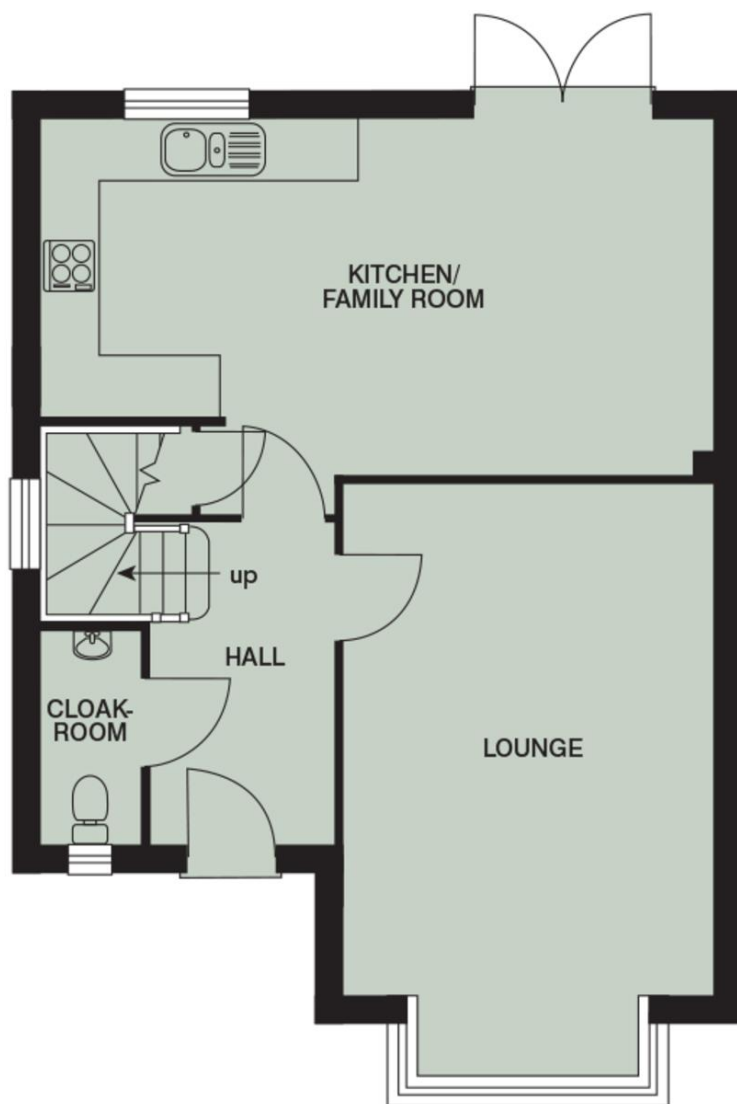
* On selected plots only. Subject to status and Help to Buy qualification, terms and conditions apply

Please note: As the properties at this development are new build, the images shown are typical Show Home photography or CGI's for illustrative purposes only and not necessarily the advertised property. Furthermore, internal photography may show an upgraded specification. Please ask the Sales Advisor for details



- Luxury Fitted Kitchen with inset Stainless Steel Sink and a Choice of Finishes (subject to build stage)
- Stainless Steel Single Electric Oven, 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room
- Roca 'Victoria Plus' Sanitaryware in White, Deva Brassware and Methven Showers
- Bathrooms and En-Suites to be Half Tiled on all Walls with a Choice of Porcelanosa Tiles
- Television Aerial Point and Telephone Point to Master Bedroom & Lounge. USB sockets to Lounge, Kitchen and All Bedrooms
- Gas Central Heating to NHBC Specification
- 1st Fix Wiring for Security Alarm
- External Lights to Front and Rear, Power and Lighting to all Garages, Gardens Turfed to Front & Rotavated to Rear, External Tap & 1.8m Close Boarded Divisional Fencing to Rear Garden
- 10 Year NHBC Buildmark Warranty & 2 Year Wainhomes Warranty.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.