

- Gorgeous Four Bedroom Detached Family Home
- Spacious Lounge, Open Plan Kitchen/Dining Room
- W.C & Utility Room
- Master Bedroom & Second Bedroom With En-Suite

## The Shakespeare, Marton Meadows, Cropper Road, Blackpool, FY4

**£282,950**

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME WITH INTEGRAL GARAGE - THE SHAKESPEARE IS A SPLENDID FAMILY HOME - LARGE BAY WINDOWED LOUNGE - SPACIOUS OPEN PLAN KITCHEN/ DINING ROOM WITH PATIO DOORS - UTILITY ROOM AND DOWNSTAIRS W.C - MASTER BEDROOM & SECOND BEDROOM HAVE EN-SUITE FACILITIES - TWO FURTHER GOOD SIZED BEDROOMS - ATTRACTIVE MODERN FOUR PIECE FAMILY BATHROOM - OFF-ROAD PARKING - CALL ROMAN JAMES ESTATE TO ARRANGE A SITE VISIT 01253 978888



## Property Description

### SPECIFICATION

Set in a popular residential area of Westby on the outskirts of Blackpool, Marton Meadows is another superb development from Wainhomes, comprising a fabulous collection of 1, 2, 3, 4 & 5 bedroom freehold luxury homes.

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 3273 x 5434 max (10'8" x 17'9" max)

Kitchen/Dining Room 6673 x 3422 max (21'10" x 11'2" max)

Utility 1582 x 2866 (5'2" x 9'4")

Cloakroom 950 x 2110 (3'1" x 6'11")

### First Floor

Master Bedroom 4421 x 4165 max (14'6" x 13'7" max)

En-suite 1389 x 2418 (4'6" x 7'11")

Bedroom 2 3462 x 3632 max (11'4" x 11'10" max)

En-suite 1760 x 1574 (5'9" x 5'2")

Bedroom 3 2760 x 3432 (9'0" x 11'3")

Bedroom 4 2866 x 3415 max (9'4" x 11'2" max)

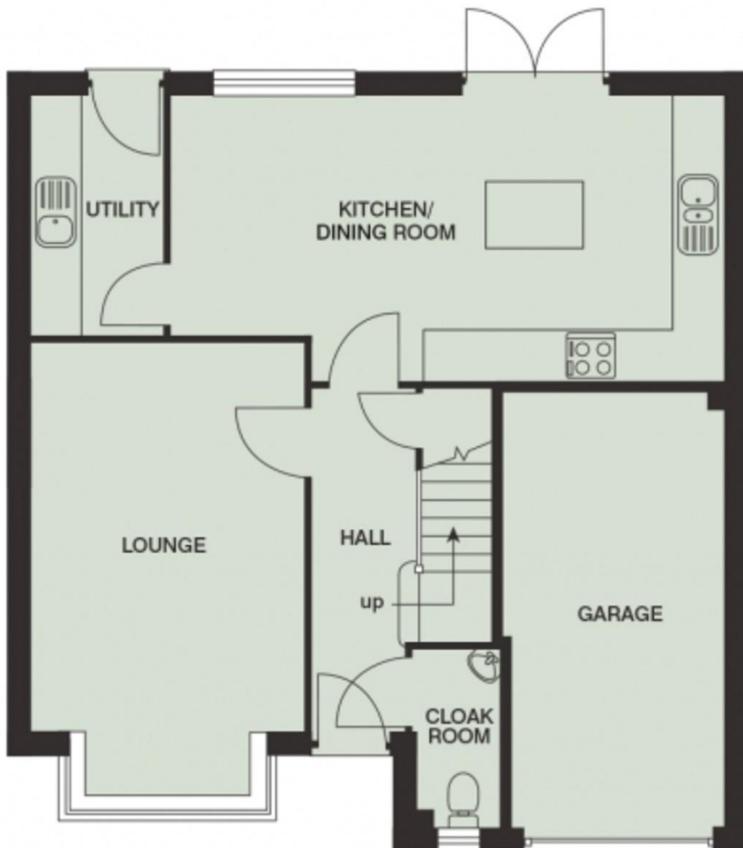
Bathroom 2527 x 2430 max (8'3" x 8'0" max)



## 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 Marston Meadows with just a **5% cash deposit**.

- Luxury Fitted Kitchen with inset Stainless Steel Sink and a Choice of Finishes (subject to build stage).
- Stainless Steel Double Electric Oven, 5 Ring Gas Hob with Silver Glass Splashback, Extractor Hood and Integrated Fridge Freezer.
- 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.
- 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 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