



Woodlands  
Westfield Close | Elswick | Preston | Lancashire | PR4 3YN

FINE & COUNTRY

# WOODLANDS

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## Welcome to Woodlands, Westfield Close, Elswick, Preston, PR4 3YN

Newly built, a smartly presented, spacious and light filled detached dormer bungalow built to a high standard and well appointed with good quality finishes, fixtures and fittings.

Within the popular and highly accessible village of Elswick with good road and rail links, Woodlands is on a small and select cul-de-sac of just three properties built by Applethwaite Homes.

The accommodation is laid out over two floors and offers a generous sitting room with a large bay window, a sociable living kitchen providing not only space to cook but also to dine and relax. Separate utility room and downstairs cloakroom and an integral double garage with EV charging point.

The three double bedrooms are arranged to provide maximum flexibility with a ground floor ensuite room providing either the principal bedroom enabling single level living, or a good guest room. The two remaining bedrooms are off the generous first floor landing, one has an ensuite, the other is served by the main bathroom. The roomy landing has scope to be a home office.

Level gardens surround the property with a west facing seating terrace in the back garden and good driveway parking for several cars if double parked.

Woodlands presents as a smart, well designed and executive home for the discerning purchaser.









### Location

For those seeking the security and social connections of a local community and advantages of village life Elswick has much to offer. There are two pubs, a village shop, primary school and church within easy reach.

Day-to-day needs are well provided for between the attractive towns of Garstang and Lytham. Between the two you will find a full range of health services (doctors, dentists, opticians as well as hairdressers and barbers), professional services (including solicitors and accountants), supermarkets (including Booths, Sainsbury's and Aldi), vets and a great selection of places to go for drinks and food as well as busy high streets full of independent retailers.











## Step inside

Woodlands and the neighbouring Woodlands form a striking pair of properties. Stone cills, lintels and quoin stones on the front elevation creates a polished look; the choice of black uPVC windows echoes the black rainwater goods and complements the slated roof. The colour choice of golden tones for the paved seating terraces and paths, the gravel and stone garden walls all tie in and create a uniform and smart aesthetic.

Internally the look is seamless and flows beautifully. Hardwearing and good looking Karndean flooring is laid in the hall, living kitchen, utility room, downstairs cloakroom and all three of the bath/shower rooms. Soft grey carpets are laid in the sitting room, three bedrooms, staircase and landing. There's a light and airy feel to the accommodation enhanced by the general décor; all internal woodwork and walls are painted white, the uPVC windows are internally white and the internal doors have a light oak veneer and brushed chrome handles.

A composite front door with glass panel and side windows (all glass is obscured for privacy in the hall) opens to the hallway which rises to a lofty stairwell as the staircase climbs to the gallery landing above. The hallway also provides an under-stairs cupboard and a second, walk in cupboard with light.

The east facing spacious sitting room has a large square bay window. The open plan living kitchen spans the west facing rear elevation and has two sets of French windows out to the back garden. The kitchen cabinets have classic look with shaker style pale grey doors with polished chrome handles and quartz worktops with matching upstands. There are useful deep pan drawers for easy access and a hidden cutlery tray. The units extend into a breakfast bar with space for three or four stools. There's a 1 ½ bowl sink unit with draining grooves set into the worktops. Bosch integrated appliances comprise induction hob with extractor fan over, double oven (one with grill), fridge, freezer and dishwasher. Spot lights have been fitted over the dining area and there are chrome downlighters over the kitchen area.

With a convenient door out to the back garden the utility room is fitted to match the kitchen with a sink unit and space for a condenser drier and separate washing machine (fitting to be the responsibility of the buyer). From here you can also directly access the garage; always handy on a rainy day if you have a car load of shopping.

The downstairs cloakroom has a dark grey high gloss vanity unit, loo and chrome heated towel rail.

There's great flexibility with a ground floor bedroom. It might well be that you like the option of single level living yourself or indeed the option of it in the future. You may be welcoming guests with mobility issues or possibly thinking of the advantages of a bedroom slightly away from the others for a teenager. Whatever your situation, the versatility that this layout offers is a definite plus point. The ground floor bedroom suite at Woodlands offers a good sized double room with a square bay window facing east over the front garden. There's an ensuite shower room with Briston shower, dark grey high gloss vanity unit and loo. Completing the look are tiled walls, chrome heated towel rail, spot lights and an extractor fan. The integral double garage houses the boiler, hot water store, has an electric up and over door, an EV charging point, power and light.

The staircase rises to the light landing with Velux window, there's certainly space for furniture, an office set up or occasional armchair would work well.

The principal bedroom suite is an absolute delight. With partly sloping ceilings there are dormer windows to both the front and rear of the property so it's a light and bright room. The bedroom has a fully tiled ensuite shower room with a Briston shower, dark grey high gloss vanity unit and loo. There's a chrome heated towel rail, downlighters and an extractor fan.

The third and final bedroom is also well proportioned with a dormer window providing an outlook to the rear. This bedroom has the benefit of the main bathroom with Villeroy & Boch sanitary ware comprising bath with shower fitting, twin wash basins set into a dark grey high gloss vanity unit, separate shower and a loo. With tiled walls there is a chrome heated towel rail, Velux window, downlighters and an extractor fan.

All in all, this is a smart, modern and contemporary home presented in a style that would be easy to move straight into and start enjoying. Space and layout wise it has broad appeal and will suit a range of buyers.









### Step outside

Woodlands is almost east facing and as such will enjoy a day long sunny aspect with the front facing rooms and garden enjoying the morning sun and the living kitchen and two bedrooms benefitting from the afternoon and evening sun.

The walled back garden is enclosed and so safe for pets.

Leading out from the French windows in the living kitchen there is a paved terrace which then extends round the property through a gate to the front. This provides plenty of room for your garden furniture and bbq to be set up. A level lawn surrounds the terrace. Along the rear wall are planted a selection of climbing plants which will mature and provide seasonal blooms, these include honeysuckle, clematis, roses, pyracantha and hawthorn.

The front garden is mainly lawned with a semi circular border complete with a selection of plants chosen for their purple blooms. There's parking for several cars if double parked in front of the garage, that's six private spaces in total including the garage.

External lighting to front and rear elevations, outside tap and bird boxes. There is gated pedestrian access to the rear garden between the two houses.





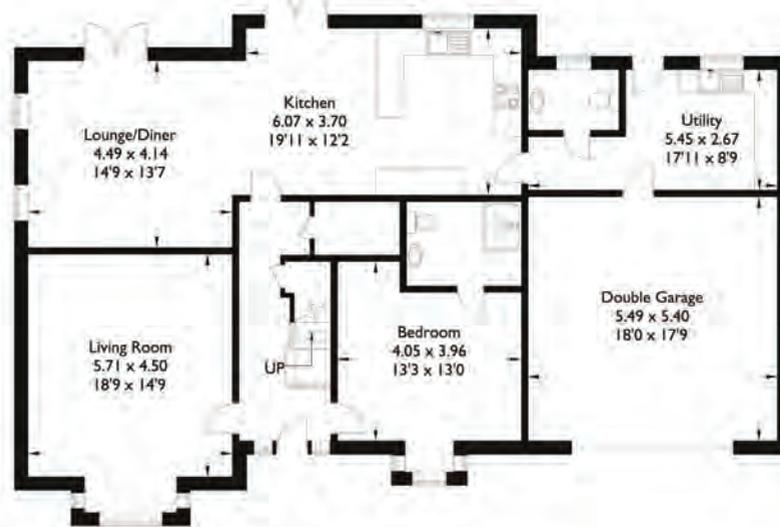


# Woodlands

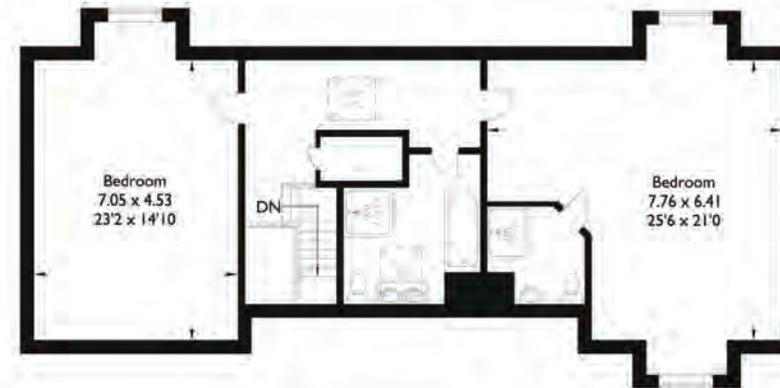
Approximate Gross Internal Area : 218.18 sq m / 2348 sq ft

Garage : 29.70 sq m / 320 sq ft

Total : 247.88 sq m / 2668sq ft

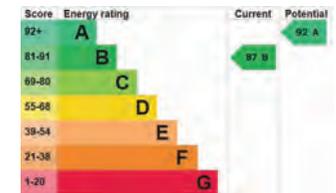


Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.07.2023



# FURTHER INFORMATION

## *On the road*

M55 J3	3.5 miles
M6 J32	11.5 miles
Garstang	8.5 miles
Lytham	12.1 miles
Preston	13.5 miles
Lancaster	18.5 miles
Manchester	48 miles
Manchester airport	55 miles
Liverpool airport	61 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

BT Openreach installed

## *Rail Journeys*

Based on approximate direct train journey times from Preston station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## *Services*

Mains electricity, gas, water and drainage.  
Underfloor gas fired central heating throughout from a Worcester Bosch boiler in the garage.  
EV charging point.  
TV points in the sitting room, living kitchen and the three bedrooms.

## *Directions*

what3words: [///exclusive.stiletto.angers](https://www.what3words.com/exclusive/stiletto/angers)

Use Sat Nav PR4 3YN with reference to the directions below:

Travelling north from Preston along the A6, just north of Catterall turn left onto the A586 and proceed through the villages of Churchtown, St Michaels on Wyre and into Great Eccleston, from here bear left onto the B5293, through the village and then onto Copp Lane heading towards Elswick. Once in Elswick, turn right onto Beech Road, drive past The Boot and Shoe pub on your left and then turn right into Westfield Close. Woodlands is the second property on the left, there is a slate name plate next to the front door.

## *Local Authority*

Fylde Council

## *Local leisure activities*

Blackpool Zoo and Stanley Park, Blackpool  
Ribby Hall Holiday Village, Kirkham  
Golf clubs at Royal Lytham and St Annes, Lancaster, Myerscough and Garstang  
Beacon Fell Country Park and the Bowland Visitor Centre  
Barton Grange Garden Centre - café and restaurant, farm shop, cook shop, cinema, bowling, curling, crazy golf and marina

## *Places to eat*

The Ship and The Boot and Shoe, both in Elswick  
The Horns Inn, Churchtown  
Saswick House Farm Shop and Tea Rooms, Elswick  
The Cartford Inn, Little Ecclestone  
The Fleece Inn, Dolphinholme  
The Inn at Whitewell, Forest of Bowland  
The Barn and Apple Store, both in Scorton  
Olive Brasserie, Lytham House and Clifton Arms Hotel, all in Lytham

## *Great walks nearby*

The Beacon Fell Country Park which offers woodland, moorland and farmland and a series of sculpture and woodland trails. From the summit of Beacon Fell (873 feet above sea level) there are spectacular views of the Forest of Bowland and Morecambe Bay with the Isle of Man visible on a clear day. The Wyre Way, a series of hiking paths largely within the Borough of Wyre and part of the 137 miles Lancashire Coastal Way.

There's also great countryside to explore in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty which includes the Forest of Pendle.

Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 Lakeland fells to explore.

## *Please note*

The road is un-adopted and owned by the management company.

A management company will look after the external communal areas which will include highway, footways, grass verges, street lighting, open spaces and the hedgerow frontage to Beech Road. It is planned that each of the three properties on Westfield Close will contribute c.£1000 pa (to be confirmed).

### *Included in the sale*

Fitted carpets, light fittings and integral kitchen appliances as listed.

*Guide price* £ 5 7 5 , 0 0 0

Council Tax band to be assessed

Tenure - Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1995 917895  
sales@fineandcountry-lakes.co.uk  
The Resource Centre, Bridge St, Garstang PR3 1YB

