



40 Acresfield Park Garstang Bypass Road, Garstang

£274,995 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure

This exceptional bespoke residential park home for 55 and over is situated on a highly sought-after Acresfield Park, offering luxurious contemporary living finished to an outstanding high specification throughout. Ideally positioned close to local amenities, shops, and excellent transport links, the property also benefits from access to an exclusive on-site health club and spa, creating the perfect lifestyle opportunity.

Beautifully designed with a bright modern and spacious layout, the accommodation briefly comprises a welcoming entrance leading into a stunning open-plan kitchen and dining area featuring vaulted ceilings, impressive box splay floor to ceiling and velux windows, modern floor tiling, plush carpet flooring, and an integrated speaker system seamlessly connected within the kitchen diner and lounge area perfect when for socialising or relaxing. The stylish modern kitchen has been finished with quality cabinetry and integrated appliances, perfectly suited for both everyday living and entertaining.



- Stately Kensington 50 x22 2018
- Luxury Bespoke Residential Park Home
- Close To Amenities & Local Transport Links
- Primary Bedroom With Dressing Room & En-Suite
- Large Modern Kitchen Dining Room
- Generous Lounge Flooded with Natural Light
- Four Piece Bathroom Suite
- Beautifully Designed Private Gardens



Kitchen

This stunning bespoke open-plan kitchen, living space has been designed to create a luxurious and sophisticated environment, truly forming the heart of the home. Flooded with natural light from skylights and multiple windows fitted with TruFit blinds, the room enjoys a bright, airy feel enhanced by sleek, contemporary finishes throughout. At its centre is a beautifully appointed kitchen featuring high-gloss cabinetry, premium integrated appliances, and elegant work surfaces, complemented by stylish tiled flooring. A central island provides a striking focal point with storage, a wine fridge, and seating potential, ideal for entertaining and everyday living. The kitchen is superbly equipped with an induction hob, integrated dishwasher, fridge freezer, two eye-level ovens with warming drawers, as well as a washer and dryer. A composite sink with a modern spray tap adds both practicality and style.

Dining Area

Flowing seamlessly from the kitchen, the dining area provides an elegant and inviting space, ideal for both everyday dining and entertaining. A standout feature is the large window, which not only floods the space with natural light but also offers pleasant views over the garden, enhancing the bright and airy atmosphere. Stylishly presented, the area comfortably accommodates a family dining table, while soft neutral tones and quality finishes create a warm and cohesive feel. The effortless connection to the kitchen and living areas ensures a sociable and functional layout, perfectly suited to modern family living and hosting alike.

Lounge

Step into an exceptional contemporary living space where luxury meets comfort in perfect harmony. Flooded with natural light, this stunning lounge is enhanced by impressive box splay feature windows and vaulted ceilings, creating a bright, airy atmosphere throughout the day. Elegant modern décor, statement finishes, and stylish furnishings combine to deliver a truly sophisticated feel. A sleek integrated speaker system is seamlessly connected through to the kitchen dining area, allowing you to enjoy immersive sound. The spacious open-plan layout is designed for both relaxing and entertaining, while the expansive windows maximise the sense of space and light. Finished with plush carpet flooring, a modern electric fireplace, designer feature wall, and effortlessly stylish ambience, this home offers contemporary luxury living at its finest.

Primary Bedroom

The luxurious primary bedroom offers a beautifully

Dressing Room

The luxurious bespoke dressing room has been thoughtfully designed to maximise both style and storage. Finished with sleek modern cabinetry, the space offers an abundance of integrated rail and shelving storage solutions, perfectly tailored for practical everyday living while maintaining a refined contemporary aesthetic. A purpose-built dressing table sits beneath a feature window fitted with an elegant Roman blind, allowing natural light to enhance the bright and sophisticated atmosphere. Complemented by plush carpet flooring and a modern radiator, this beautifully finished space delivers both comfort and functionality in equal measure. Designed with luxury in mind, this exceptional dressing room provides a stunning boutique-style experience and an impressive addition to the primary suite.

En-Suite

Classy and contemporary, the beautifully designed en suite has been finished to an exceptional standard throughout. Featuring contrasting floor-to-ceiling modern tiling, the space creates a striking and sophisticated aesthetic, perfectly complemented by high-quality fixtures and fittings. A spacious walk-in shower with sleek glazed screening provides a luxurious spa-like feel, while obscure glazed windows fitted with stylish blinds allow natural light to flow through whilst maintaining privacy. The modern sink is set within a sleek vanity unit, complemented by a large wall-mounted mirror with contemporary spot lighting above, enhancing both style and practicality. Further features include a chrome heated towel rail, modern W.C., and an additional radiator, creating a warm and comfortable atmosphere. This stunning en suite delivers the perfect blend of luxury, comfort, and modern design.

Guest Bedroom

This beautifully presented guest bedroom has been thoughtfully designed to offer both comfort and style. Finished in soft contemporary tones, the room features a striking decorated feature wall with ingressed spot lighting above the bed, creating a modern and inviting atmosphere. A large window allows plenty of natural light to fill the space, while plush carpet flooring adds warmth and comfort underfoot. The bedroom comfortably accommodates freestanding furnishings and provides a relaxing retreat for guests or family members alike. Further benefits include fitted storage wardrobes, offering practical and convenient storage solutions whilst maintaining the room's sleek and uncluttered finish.

Bathroom

The stunning main bathroom has been beautifully

GARDEN

Externally, the property continues to impress with beautifully landscaped gardens designed for both relaxation and low-maintenance living. To the front, attractive decorative stone borders, mature shrubbery, and manicured planting create a welcoming approach, perfectly complementing the contemporary exterior. An attractive archway leads through to the private rear garden, offering a peaceful and secluded outdoor retreat. Thoughtfully landscaped with stylish paved seating areas, well-maintained lawn, and beautiful established hedging and shrubbery, the garden provides the perfect setting for outdoor dining, entertaining, or simply unwinding in privacy. The outdoor space enjoys a bright and tranquil atmosphere, with carefully maintained planting adding colour and character throughout the seasons.

OFF STREET

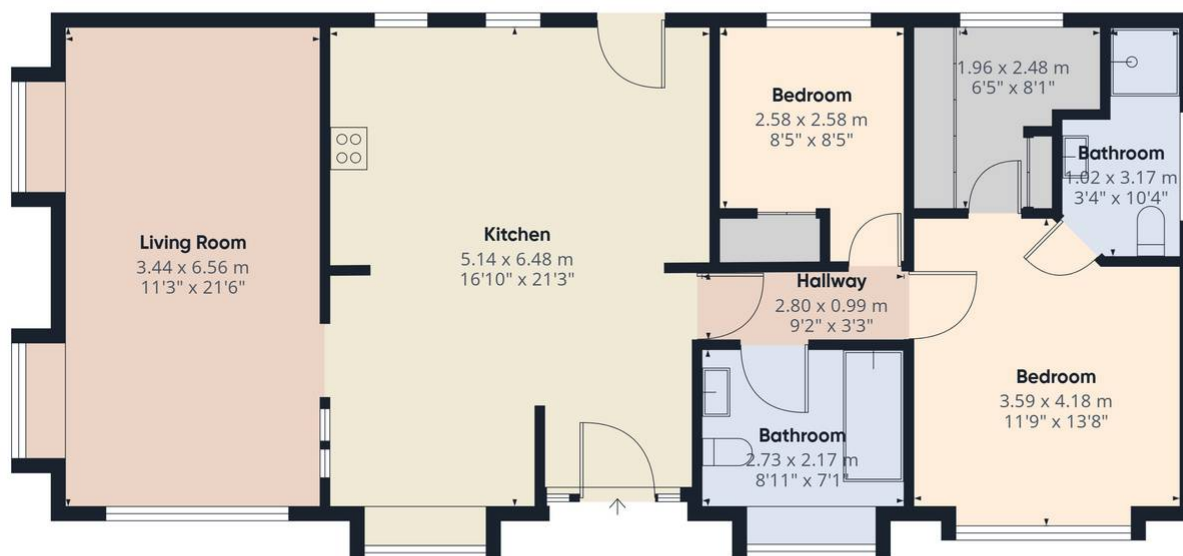
2 Parking Spaces

The property benefits from a spacious private driveway providing convenient off-street parking for multiple vehicles. Beautifully presented with extensive paved parking areas and attractive low-maintenance landscaping, the exterior creates an impressive first impression whilst offering practicality for everyday living.









Approximate total area⁽¹⁾
96.5 m²
1039 ft²

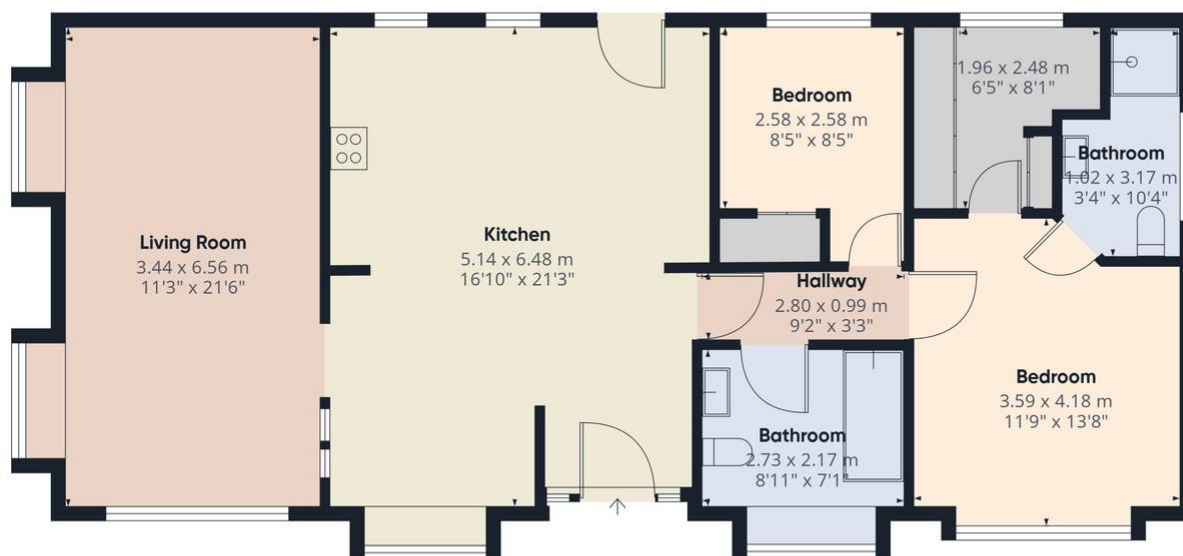
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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