



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Dunlin Drive, Lytham

- Superbly Presented Modern Detached House
- The Unique 'Windsor' Style
- Feature Reception Hallway
- Four Reception Rooms & Conservatory
- Fitted Dining Kitchen, Utility Room & Cloaks/WC
- Principal Bedroom with Dressing Room & En Suite Bathroom/WC
- Three Further Double Bedrooms
- En Suite WC & Bathroom/WC
- Landscaped Gardens, Double Garage & Excellent Off Road Parking
- Freehold, Council Tax Band G & EPC Rating D, No Onward Chain

£685,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



2 Dunlin Drive, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

7'7" x 4'1"

Approached through a contemporary composite door with inset obscure double glazed leaded panels. UPVC obscure double glazed window to the front elevation with a top opening light. Wide fitted door mat. Corniced ceiling and overhead light. Being open plan to the Hallway which leads off.

HALLWAY

14'5" x 11'4"



Very impressive central reception Hallway. Turned staircase with a white spindled balustrade leads to the first floor galleried landing. Two single panel radiators. Corniced ceiling and two overhead lights. Built in cloaks/store cupboard with overhead light. White panelled doors leading off. Double opening bevel edged glazed doors lead to the central Dining Room.

CLOAKS/WC

5'10" x 3'7"

Obscure double glazed window with a top opening light. Two piece white Roca suite comprises: Pedestal wash hand basin and a low level WC. Glass display shelf. Single panel radiator. Part tiled walls. Corniced ceiling and overhead light. Ceiling extractor fan.

SNUG/READING ROOM

10'10" x 9'4"

Delightfully appointed front reception room landing itself to a variety of uses. Feature full length arched double glazed window overlooks the front garden with fitted window blinds and two centrally opening lights. Corniced ceiling. Single panel radiator.

LOUNGE

20'9" x 12'7"



Very spacious principal reception room, again tastefully presented. Double glazed bay window overlooks the front garden with three top opening lights and fitted window blinds. Two wall lights. Two single panel radiators. Corniced ceiling with two centre decorative roses. Television aerial point. Focal point of the room is a stone fireplace with raised matching hearth and inset supporting a gas coal effect living flame fire. Door leads to the rear Study.



STUDY

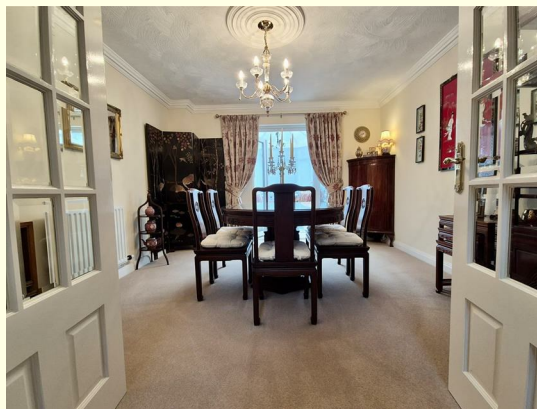
12'7" x 8'5"



Double glazed window overlooks the rear garden, with two top opening lights. Fitted window blinds. Corniced ceiling. Single panel radiator. Television aerial point.

DINING ROOM

12'8" x 11'6"



Well proportioned central Dining Room, approached through double opening glazed doors from the Hallway. Corniced ceiling with a centre decorative rose. Single panel radiator. UPVC double glazed double opening French doors lead to the adjoining Conservatory.

CONSERVATORY 11'6 x 9'5



Brick based UPVC double glazed Conservatory. Pitched glazed roof with a overhead light. Double glazed windows with fitted blinds and top opening lights. Two double panel radiators. Ceramic tiled floor. Double opening double glazed French doors overlook and give direct access to the rear garden.

DINING KITCHEN 19' x 11'7



Spacious family Dining Kitchen. To the Kitchen area is a double glazed window to the side elevation with top opening lights and fitted roller blind. Good range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap set in roll edged working surfaces with ceramic splash back tiling and concealed up and down lighting. Additional canopied lighting over the sink. Incorporating two glazed display units. Built in appliances comprise: AEG four ring electric ceramic hob. Illuminated extractor canopy above. AEG double electric fan assisted oven and grill below. Integrated AEG fridge and freezer, both with matching cupboard fronts. Integrated Hotpoint dishwasher. Door to the Utility Room. Ceramic tiled flooring throughout. To the Dining Area are new double opening double glazed French doors overlooking and giving direct rear garden access. Fitted vertical blinds. Corniced ceiling. Double panel radiator.



UTILITY ROOM 9'4 x 5'3



Useful separate Utility. Modern composite outer door with an inset obscure double glazed panel leads to the side of the house. Eye and low level cupboards. Stainless steel single drainer sink unit set in a matching work surface with concealed up and down lighting. Plumbing and space for a washing machine and vent space for a tumble dryer or additional fridge if preferred. Matching ceramic tiled floor. Single panel radiator. Wall mounted Worcester gas central heating boiler (installed 2020). Ceiling extractor fan. High level circuit breaker fuses.

FIRST FLOOR LANDING 13'7 x 11'5



Spacious galleried landing area approached from the previously described staircase. Matching white spindled balustrade. UPVC obscure double glazed window to the front elevation with two top opening lights, provides further excellent natural light to the Hall, Stairs and Landing areas. Corniced ceiling. Access to loft space. Single panel radiator. Built in airing cupboard houses a hot water cylinder (fitted 2020) and pine shelving for linen storage. Matching white panelled doors leading off.

2 Dunlin Drive, Lytham



BEDROOM SUITE ONE



Superb principal bedroom with separate Dressing Room and Bathroom/WC

BEDROOM

17'1 x 12'9



Double glazed window overlooks the front aspect, enjoying the delightful views of the communal landscaped areas. Three top opening lights and fitted window blinds. Two double panel radiators. Corniced ceiling. Television aerial point. Square arch to the Dressing Area.

DRESSING ROOM

10'2 x 6'2



Well fitted with two double wardrobes and two single wardrobes with canopied lighting. Adjoining dressing table display with eight drawers below. Matching wall mirror above and further canopied lighting. Door leads to the En Suite.

EN SUITE BATHROOM/WC

10'3 x 8'6



Obscure double glazed window to the rear elevation with a top opening light and fitted roller blind. Tiled display sill. Four piece white suite comprises: Panelled bath. Step in wide shower cubicle with a curved pivoting glazed door and a plumbed shower. Vanity wash hand basin with wide display surround. Cupboards and drawers below and an illuminated wall mirror above with shaving point. Roca low level WC completes the suite. Double panel radiator. Ceramic tiled walls. Overhead light and ceiling extractor fan.

BEDROOM TWO

17'2 x 10'3



Second tastefully presented double Bedroom with an En Suite WC. Double glazed window to the rear elevation with two top opening lights. Fitted window blinds. Single panel radiator. Corniced ceiling.

EN SUITE WC

6'6 x 3'6



Two piece white Roca suite. Pedestal wash hand basin with splash back tiling. Low level WC. Single panel radiator. Overhead light and ceiling extractor fan.

BEDROOM THREE

13'6 x 11'8



Third double Bedroom. Double glazed window enjoys the views to the front elevation with three top opening lights. Fitted window blinds. Double panel radiator. Corniced ceiling.

BEDROOM FOUR

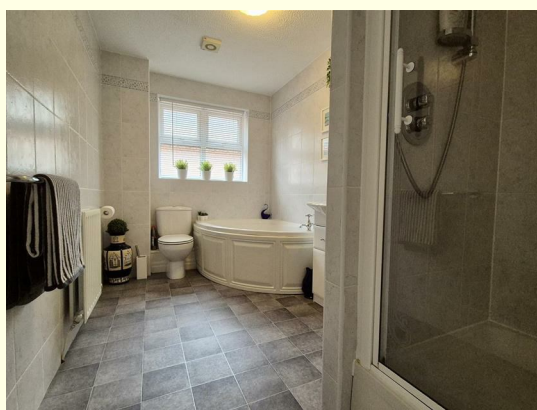
13'6 x 8'9



Fourth larger than average double bedroom. Double glazed window to the rear elevation with two top opening lights and fitted blinds. Single panel radiator. Corniced ceiling.

BATHROOM/WC

12'1 x 6'4



Family bathroom comprising a four piece white suite. Obscure double glazed window to the side elevation with two top opening lights and fitted window blinds. Corner panelled bath. Step in shower cubicle with a pivoting glazed doors and a plumbed shower. Vanity wash hand basin with wide display surround. Cupboards and drawers below and an illuminated wall mirror above with shaving point. Roca low level WC completes the suite. Double panel radiator. Ceramic tiled walls. Overhead light and ceiling extractor fan.

OUTSIDE



To the front of the property is an attractive lawned garden with mature shrub borders. A stone flagged pathway leads to the front entrance with external coach light. A block paved driveway provides excellent off road parking for a number of cars and leads down the side of the house to the double garage.

To the immediate rear is a delightful enclosed garden with a stone flagged patio and lawned garden area. Very well stocked flower and shrub borders with a delightful rear corner circular stone flagged patio and

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mature Eucalyptus tree. Stone flagged side pathway leads down the side of the house with external light and a garden tap. Timber gate leads to the front. Additional patio area to the side of the Conservatory and timber gate leading to the Driveway. Directly behind the garage is a useful bin storage area.

DOUBLE GARAGE

18'7" x 18'7"

Brick garage approached through two up and over electric doors. Pitched tiled roof. Power and light connected. Side personal door.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler, fitted in 2020, in the Utility Room serving panel radiators and domestic hot water. The hot water cylinder was also replaced in 2020.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames. The fascias, soffits and gutters have been replaced with UPVC. The front and rear doors have been replaced with composite doors.

LOCATION



This stunning four bedroomed detached house, is the only 'Windsor' style property situated on the ever popular development known as 'Cypress Point'. Constructed by Kensington Developments in the early 2000's and boasting delightful views to the front aspect of the very well maintained communal landscaped areas and water features. Cypress Point is conveniently located close to local shopping facilities on Woodlands Road in Ansdell and being well placed between both Lytham and St Annes principal centres with further comprehensive shopping facilities and amenities. There are a number of local primary and secondary schools also within easy reach together with championship Golf Courses. The newly opened link road is also close by making the M55 motorway access a very convenient short drive away. Internal and external viewing strongly recommended. No onward chain.

NOTE

The property is covered by CCTV but this is not included in the sale.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band G

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £46.33 per month is currently levied.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

VIEWING THE PROPERTY

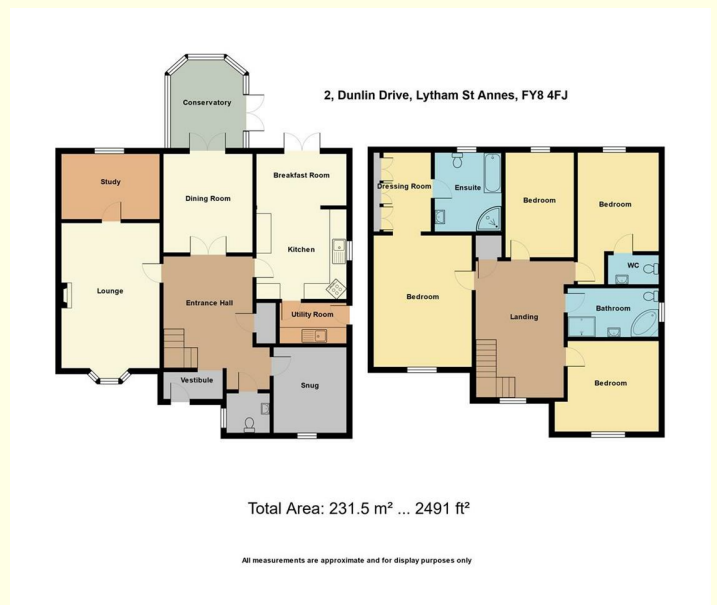
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INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Consumer Protection from Unfair Trading Regulation

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared July 2024



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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