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## Wreabrook 15 Vicarage Close, Wrea Green

- Stunning Detached Family House
- Standing in Beautiful Landscaped Gardens with Additional Private Woodland to the Rear
- In the Heart of Wrea Green Village
- Four Reception Rooms
- Modern Dining Kitchen, Utility & Cloaks/WC
- Principal Bedroom with Dressing Room & En Suite Bathroom
- Four Further Good Sized Bedrooms,
- 2nd En Suite Shower Room/WC & Family Bathroom/WC
- Double Garage & Excellent Off Road Parking
- Freehold, Council Tax Band G & EPC Rating C

**£750,000**

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



[www.johnardern.com](http://www.johnardern.com)



## Wreabrook 15 Vicarage Close, Wrea Green

### GROUND FLOOR

#### CANOPIED ENTRANCE

With a tiled floor and two external wall lights.

#### CENTRAL HALLWAY

**5.08m x 4.06m (16'8 x 13'4)**

Impressive central reception Hall approached through a hardwood outer door with an inset obscure glazed panel. Hardwood obscure double glazed leaded panels to either side of the door. Two matching obscure double glazed leaded opening windows to the front elevation provide excellent natural light. Decorative corniced ceiling. Two wall lights. Polished wood floor. Feature central staircase leads to the first floor galleried landing with a double spindled balustrade. Two single panel radiators. Wall mounted room thermostat. Two sets of matching double opening doors leading off to the Lounge and to the Inner Hallway.



#### LOUNGE

**6.71m x 4.78m max into chimney recess (22' x 15'8 max into chimney recess)**

Well proportioned principal reception room. Double glazed leaded bay window overlooks the front garden with two side opening lights. Double panel radiator. Decorative corniced ceiling. Focal point of the room is a stone composite fireplace with a display surround and matching raised hearth supporting a gas log and coal effect fire. Matching double glazed leaded opening windows to either side of the fireplace, overlooking the side lawned gardens. Two wall lights. Additional single panel radiator. Television aerial point. Matching double opening doors leading to the adjoining Dining Room.



#### DINING ROOM

**4.14m x 4.09m (13'7 x 13'5)**

Second tastefully presented reception room. Hardwood double glazed leaded double opening French doors overlook and give direct access to the private rear garden with woodland views beyond. Matching full length double glazed panels to either side of the doors. Decorative corniced ceiling and centre rose. Single panel radiator. Picture light. Inner door leading to the Dining Kitchen.



#### INNER HALLWAY

**2.64m x 0.97m (8'8 x 3'2)**

Leading off the main Hall with doors leading off to the remaining ground floor accommodation. Corniced ceiling and an overhead light.

#### CLOAKROOM

**1.37m x 1.14m (4'6 x 3'9)**

Single panel radiator. Overhead light. Double doors reveal a built in cloaks/store cupboard. Door to the WC.



## Wreabrook 15 Vicarage Close, Wrea Green



### CLOAKS/WC

1.73m x 1.42m (5'8 x 4'8)

Obscure double glazed opening window to the side elevation. Tiled display sill. Two piece white suite comprises: Low level WC. Chatsworth pedestal wash hand basin. Display shelf. Part tiled walls. Single panel radiator.

### STUDY

4.09m x 3.10m into bay (13'5 x 10'2 into bay)

Third good sized reception room currently furnished as a home study. Double glazed leaded bay window overlooking the front gardens. Two side opening lights. Single panel radiator. Corniced ceiling. Telephone/internet point.



### SITTING ROOM

4.11m x 3.56m plus reveal (13'6 x 11'8 plus reveal)

Delightful family Sitting Room with double glazed leaded double opening French doors overlooking and giving direct rear garden access. Matching full length double glazed panels to either side. Corniced ceiling. Television aerial point. Double panel radiator. Inner doors leading to the adjoining Kitchen and Utility Room.



### DINING KITCHEN

5.23m x 3.56m (17'2 x 11'8)

Superb modern family Kitchen. Two double glazed leaded windows overlooking the rear gardens. Both with two side opening lights. Excellent range of eye and low level cupboards and drawers. One and a half bowl stainless steel sink unit with a centre mixer tap and moulded Quartz draining board. Set in matching Quartz working surfaces with matching splash back and concealed downlighting. Central island unit with further cupboards below. Built in appliances comprise: Neff four ring electric induction hob. Illuminated extractor canopy above. Neff electric oven and grill. Adjoining Neff microwave with a warming drawer below. Integrated fridge/freezer and Neff dishwasher, both with matching cupboard fronts. Double panel radiator. Amtico wood effect flooring. Corniced ceiling with inset ceiling spot lights. Telephone point.





## Wreabrook 15 Vicarage Close, Wrea Green



### UTILITY ROOM

**3.15m x 1.93m (10'4 x 6'4)**

Useful separate Utility. Eye and low level cupboards and drawer. Additional full length cupboard. Single drainer sink unit with a centre mixer tap set in a laminate working surface with splash back tiling. Plumbing for a washing machine. Space for a tumble dryer. Concealed wall mounted Worcester Bosch gas central heating boiler. Matching Amtico wood effect flooring. Single panel radiator. Hardwood outer door with inset obscure glazed panels leads to the side driveway.



### FIRST FLOOR LANDING

**5.11m x 3.76m (16'9 x 12'4)**

Feature landing approached from the previously described split staircase with matching spindled balustrade. Two double glazed leaded windows enjoy an outlook to the front elevation with views along Vicarage Close. Both with side opening lights. Corniced ceiling. Single panel radiator. Matching square arches lead to two inner Landing areas with Bedroom accommodation leading off.



### INNER LANDING

**2.26m x 0.97m (7'5 x 3'2)**

Built in cupboard houses a Gledhill hot water cylinder. Access to the part boarded loft space with a pull down Slingsby ladder and having a light. White panelled doors leading off to Bedrooms One and Five.

### BEDROOM SUITE ONE

**4.22m x 4.09m (13'10 x 13'5)**

Spacious principal Bedroom with a double glazed leaded window overlooking the lovely front aspect. Two side opening lights. Single panel radiator. Corniced ceiling. Fitted kneehole dressing table with drawers and a cupboard to the side. Further glass shelving display. Archway to the Dressing Room.



### DRESSING ROOM

**3.10m x 1.85m plus wardrobes (10'2 x 6'1 plus wardrobes)**

Five fitted double wardrobes. Central double cupboard with drawers below. Two overhead lights. Door to the En Suite.



## Wreabrook 15 Vicarage Close, Wrea Green



### EN SUITE BATHROOM/WC

**4.09m x 2.77m (13'5 x 9'1)**

Spacious Bathroom comprising a five piece white suite. Obscure double glazed window to the rear elevation with two side opening lights. Large circular bath with a centre mixer tap and spa fittings. Two large wall mirrors and inset lighting above. Tiled display surround. Shower cubicle with a pivoting glazed door and plumbed shower. Twin wash basin basins set in a tiled display surround and both having centre mixer taps. Wall mirror above and two wall lights. Wall mounted shaving point. Low level WC completes the suite. Fitted bathroom cabinet. Part tiled walls. Double panel radiator. Ceiling extractor fan.



### BEDROOM FIVE

**3.56m x 2.13m (11'8 x 7')**

Fifth larger than average Bedroom. Double glazed leaded window to the rear elevation. Side opening light. Single panel radiator. Corniced ceiling.

### INNER LANDING

**2.24m x 0.94m (7'4 x 3'1)**

Corniced ceiling and an overhead light. Doors leading off to the remaining Bedrooms and Bathroom.

### BEDROOM SUITE TWO

**3.51m x 3.43m (11'6 x 11'3)**

Second double en suite bedroom. Double glazed leaded window to the front elevation. Two side opening lights. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprises: Two double wardrobes and a single wardrobe. Central double cupboard and drawers below. Door to the En Suite.



### EN SUITE SHOWER/WC

**3.10m into shower x 1.27m (10'2 into shower x 4'2)**

Obscure double glazed leaded opening window to the side elevation. Three piece white suite comprising: Step in shower cubicle with a pivoting glazed door with plumbed shower. Pedestal wash hand basin with a centre mixer tap. Display shelf and an illuminated mirror. Semi concealed low level WC. Single panel radiator. Overhead light and a ceiling extractor fan.





## Wreabrook 15 Vicarage Close, Wrea Green

### BEDROOM THREE

3.48m plus wardrobes x 2.92m min (11'5 plus wardrobes x 9'7 min)

Third fitted double bedroom. Double glazed leaded window overlooks the rear aspect with two side opening lights. Single panel radiator. Corniced ceiling. Bank of fitted wardrobes with an adjoining bedside drawer unit. Corner knee-hole dressing table with drawers and a cupboard to the side. Display corner shelving.



### BEDROOM FOUR

3.56m x 2.97m (11'8 x 9'9)

Fourth double bedroom with a double glazed leaded window also enjoying a rear outlook. Side opening light. Single panel radiator. Corniced ceiling.



### BATHROOM/WC

3.07m x 2.26m (10'1 x 7'5)

Family Bathroom comprising a four piece Champagne coloured suite. Obscure double glazed window to the side elevation with a side opening light and tiled display sill. Sunken panelled bath with a centre mixer tap. Shower

cubicle with a pivoting glazed door and plumbed shower. Shires pedestal wash basin basin with a centre mixer taps. Illuminated wall mirror. Semi concealed low level WC completes the suite. Double panel radiator. Ceramic tiled walls. Ceiling extractor fan.



### OUTSIDE

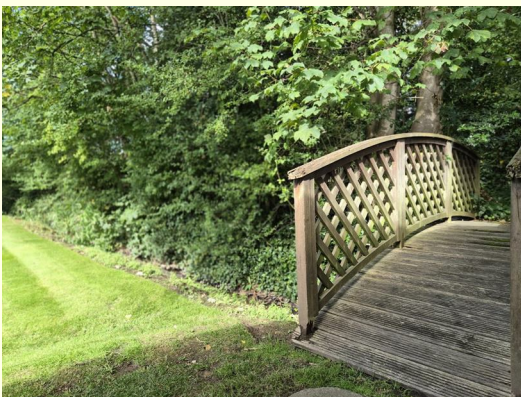
To the front of the property are beautifully kept open plan gardens with a central block paved pathway leading to the front canopied entrance. Lawned gardens to either side with well stocked mature shrub borders. Matching adjoining block paved driveway provides excellent off road parking for a number of cars and leads down to the side of the property to the double Garage. External gas and electric meters. External lighting. Timber gate leading to the rear gardens.

The stunning undulating gardens continue to the side of the house bordering Wrea Brook (periodically inspected by the water board) and having inset mature trees. Block paved pathway continues with a second timber gate leading directly to the rear gardens. Side trellis work and climbing plants.

To the immediate rear is a large family garden with a stone flagged sun terrace and central stone steps leading down to the sunken lawn. Again supported by very well stocked flower and shrub borders. Stepping stones and a feature timber 'footbridge' over the brook leads to the private mature woodland beyond.



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### ADDITIONAL WOODLAND

Our Vendor purchased this extra mature woodland (Separate Title Number LAN270871) a few years ago and is included in the sale with the property. Note: we understand this land can't be built on with solid structures, foundations etc. Solicitors to confirm.



### DOUBLE GARAGE

5.94m x 5.28m (19'6 x 17'4)

Detached brick garage approached through an electric up and over door. Pitched and tiled roof. Power and light connected. Garden tap. Side hardwood personal door with an inset obscure glazed panel leading to the rear garden. Double glazed window to the side elevation with a side opening light provides some natural light.



### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester Bosch boiler in the Utility Room serving panel radiators and domestic hot water.



## Wreabrook 15 Vicarage Close, Wrea Green

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with hardwood frames.

### TENURE FREEHOLD/COUNCIL TAX

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

### MAINTENANCE

The 14 properties on Vicarage Close have formed a Management Company to administer and control outgoing expenses to common parts. A figure of £700 per annum is currently levied. This includes communal lighting, upkeep of the communal garden areas and the private road upkeep. Vicarage Close was recently re laid in 2024.

### LOCATION

Most impressive five bedroomed detached family home enjoys a commanding position on this select small development constructed in the mid 1990's by Fairclough Homes. Standing on a large plot surround by stunning landscaped gardens and having a private wooden footbridge across the brook to further mature woodland which is also included in this sale. Vicarage Close is within just a few minutes stroll to the centre of Wrea Green Village with its feature Green incorporating a cricket square and duck pond together with a village store, primary school and the well known pub 'The Grapes'. Wrea Green has won the best kept village award over many years and enjoys a traditional village atmosphere. There is easy access to the M55 motorway approx 5 minutes away and principal shopping facilities can be found in Kirkham (2 miles) and Lytham St Annes (4 miles) which includes four golf courses and various independent schools. Viewing strongly recommended.

### INTERNET CONNECTION

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

### VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

### INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### Digital Markets, Competition and Consumers Act 202

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# Wreabrook 15 Vicarage Close, Wrea Green



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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	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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