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## 1 Tewkesbury Drive, Lytham

- Spacious Detached Chalet Style Family House
- Hallway & Cloaks/WC
- Large Full Width Lounge
- Open Plan Dining Kitchen & Utility Room
- Ground Floor Extended 4th Bedroom/Reception Room
- Three 1st Floor Bedrooms
- Large Shower Room/WC
- Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- Freehold, Council Tax Band E & EPC Rating D

**£398,950**

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



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



## 1 Tewkesbury Drive, Lytham

### GROUND FLOOR

External wall mounted coach light.

### SIDE ENTRANCE VESTIBULE

3'2 x 2'9

Approached through a UPVC outer door with inner obscure double glazed panels. Inner hardwood glazed door leading to the Hall.

### HALLWAY

8'9 x 8'3



Central Hall with a turned staircase leading off to the first floor with a decorative balustrade. Double panel radiator with display shelf above. Under stair store cupboard. White panelled doors leading off.

### CLOAKS/WC

5'7 x 2'7



UPVC obscure double glazed opening window to the side elevation with a fitted roller blind. Rak Ceramics low level WC.

Wash hand basin with an offset mixer tap and cupboard below. Chrome heated ladder towel rail. Wall light.

### LOUNGE

22'1 x 11'10



Spacious full width reception room. Two large double glazed windows overlook the front garden with a central and two top opening lights. Additional double glazed window to the side elevation provides further excellent natural light. Corniced ceiling. Eight inset ceiling spot lights. Television aerial point. Internet point. Three single panel radiators. Focal point of the room is a fireplace with a white decorative display surround, raised marble hearth and inset supporting a gas coal effect living flame fire. Double opening bevel edged glazed doors lead to the adjoining Dining Kitchen.



## DINING KITCHEN

21'2 x 10'8



Spacious family Dining Kitchen approached from both the Hallway and Lounge. To the Dining Area is an obscure double glazed window with two top opening lights. Double panel radiator. Wood effect laminate flooring and an overhead light. The Kitchen area has an additional obscure double glazed window to the side elevation with a side opening light and fitted window blinds. Good range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap set in wood effect laminate working surfaces with ceramic splash back tiling. Matching peninsular breakfast bar. Built in appliances comprise: Belling four ring electric ceramic hob. Stainless steel illuminated extractor above. Belling electric double oven and grill. Integrated fridge/freezer and Hotpoint dishwasher, both with matching cupboard fronts. Door leads to the Utility Room.



## UTILITY ROOM

6'8 x 5'4

Useful separate Utility with a UPVC outer door leading to the rear garden. Inner obscure double glazed panels. Fitted eye and low level cupboards and matching work top. Plumbing for a washing machine. Space for a tumble dryer. Ceramic tiled

floor. Wall mounted Worcester combi gas central heating boiler. Four inset ceiling spot lights.

## EXTENDED 4TH BEDROOM/RECEPTION ROOM

19'3 x 10'8



UPVC double glazed windows overlook the rear garden and side elevations, both with two top opening lights. Two single panel radiators. Two overhead lights.

## FIRST FLOOR LANDING

10'8 x 8'9



Spacious central landing approached from the previously described staircase with a matching balustrade. UPVC obscure double glazed window provides excellent natural light to the stairs and landing areas. Central top opening light. Doors leading off to all first floor rooms.

# 1 Tewkesbury Drive, Lytham



## BEDROOM ONE

15'2 x 11'10



Well proportioned principal double bedroom. UPVC double glazed window enjoys an outlook to the front of the property. Two further double glazed windows to both side elevations. All with two top opening lights. Double panel radiator. Television aerial point.

## BEDROOM TWO

11'10 x 7'8



UPVC double glazed window to the side elevation with two top opening lights. Telephone point. Double panel radiator. Access to the part boarded loft space with a light.

## BEDROOM THREE

11'10 x 7'3 max



(max L shaped measurements) UPVC double glazed window to the side elevation with two top opening lights. Single panel radiator. Access to roof eaves.

## SHOWER ROOM/WC

8'6 x 7'6



Modern family Shower Room comprising a three piece white suite. Two obscure double glazed windows to the side aspect with an opening light and fitted 'Night & Day' window blinds. Wide shower with a fixed glazed screen, a plumbed overhead rainfall shower and additional hand held shower attachment. Wide vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above and wall mounted shaving point. Rak Ceramics low level WC completes the suite. Heated ladder towel rail. Four inset ceiling spot lights.

## OUTSIDE



To the front of the property is a low level walled garden which has been laid to lawn with side shrub borders. An adjoining long driveway provides good off road parking and leads down the side of the house to the Garage. Additional timber gate leading to the rear garden.

To the immediate rear is an attractive enclosed private garden with a stone flagged patio area and rear lawn. Supported by side flower and shrub borders. Garden tap and external lighting. Block paved pathway leads down the side providing a useful bin store area and additional timber gate to the front garden.



## GARAGE

17'8 x 8'9

Approached through an up and over door. Hardwood single glazed window to the side. Power and light connected.

## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION

This spacious four bedroomed detached family house offers very flexible family accommodation in a most convenient location in this popular residential area of Lytham, being within walking distance to local shopping facilities on Saltcotes Road, and having bus services nearby running directly into Lytham centre with its comprehensive shopping facilities, amenities and famous Lytham Green. Other local points of interest nearby include Green Drive Golf Course and Woodland Walk, together with close proximity to local primary and senior schools. Viewing recommended to appreciate the potential this property has to offer.

## 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 & Consumers Act 2024

