



ESTATE AGENTS • VALUER • AUCTIONEERS



Arandel 7 Manor Way, Wrea Green

- Spacious Detached Dormer Style House
- Yards from the Village Green & Duck Pond
- Standing on Large Corner Plot with Gardens to the Front, Side & Rear
- Central Hallway & Cloaks/WC
- Two Good Sized Reception Rooms, Study & Conservatory
- Kitchen & Utility
- Ground Floor 4th Bedroom with Adapted Shower & WC
- Three 1st Floor Double Bedrooms, En Suite Shower/WC & Bathroom/WC
- Double Garage & Excellent Off Road Parking
- Freehold, Council Tax Band G & EPC Rating D

£585,000

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



www.johnardern.com



Arandel

7 Manor Way, Wrea Green

GROUND FLOOR

Covered entrance with an overhead light.

ENTRANCE VESTIBULE

5'3 x 5'

Approached through a composite outer door with inset obscure double glazed panels. Matching full length panel to the side. Karndeian wood effect flooring. Side gas, electric and water meter cupboard. Inner hardwood obscure glazed door leading to the Hall. Matching glazed panels to either side providing natural light.

HALLWAY

12'4 x 11'3 max



Spacious central Hall with matching Karndeian flooring. Double panel radiator. Turned staircase leads off to the first floor with a side hand rail. Built in display cupboard to an illuminated arched recess. White panelled doors leading off.

CLOAKS/WC

6'2 x 6' max



UPVC obscure double glazed opening window to the side elevation. Two piece white suite comprising: Wash hand basin with an offset mixer tap and cupboard below. Low level WC. Mirror fronted cabinet. Side cloaks/hanging space. Part wood panelled walls.

SITTING ROOM

15'10 into bay x 12'



Good sized front reception room. UPVC double glazed bay window overlooks the front garden with two top opening lights. Corniced ceiling. Single panel radiator. Corner display television cupboard with an aerial point. Matching corner display bookcase with cupboard below. Focal point is a modern fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect living flame fire.

STUDY

8'7 x 5'9



Well fitted Study with a double glazed opening window to the side elevation. Single panel radiator. Matching Karndeian wood effect flooring. Corner kneehole desk unit with drawers and displays to either side. Wall mounted cupboards and shelving above. Further double cupboard with drawers below.

PRINCIPAL LOUNGE WITH DINING AREA

28'1 into bay x 13'10 max



Tastefully presented principal reception room. UPVC double glazed bay window overlooks the front aspect with two top opening lights. Double and single panel radiators. Corniced ceiling with an overhead light and three wall lights. Television aerial point. Attractive fireplace with a display surround and matching raised hearth with a gas coal effect living flame fire. UPVC double glazed French 'tilt & turn' door leads to the Conservatory. Adjoining full length window to the side with fitted vertical blinds.



CONSERVATORY

12'9 x 10'9



Brick based Conservatory approached from both the Lounge and Kitchen. Ceramic tiled floor. UPVC double glazed sliding patio doors overlook and give direct access to the rear garden. Side UPVC double glazed windows with fitted window blinds. Large side opening light. Single panel radiator. Two wall lights.

KITCHEN

16'9 x 8'7



UPVC double glazed window overlooks the rear garden with a side opening light and canopied lighting above. Good range of eye and low level cupboards and drawers. Incorporating a glazed display unit and larder cupboard. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap set in roll edged work surfaces with splash back tiling and concealed downlighting. Wine rack and display shelf for a microwave. Built in appliances comprise: Neff four ring electric ceramic hob. Illuminated extractor above. Neff electric double oven and grill. Integrated fridge/freezer. Prima dishwasher. Single panel radiator. Ceramic tiled floor. Built in store cupboard with a single panel radiator, shelving and power points.

UTILITY

6'4 x 4'1

Useful separate Utility area with a work top and fitted eye level cupboard. Plumbing for a washing machine. Ceramic tiled floor. Overhead light. UPVC outer door with inset obscure double glazed panels leads to the rear garden.

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GROUND FLOOR BEDROOM

12' x 11'9



Previously used as a separate formal Dining Room but more recently used as a ground floor Bedroom incorporating a fitted adapted Shower/WC. UPVC double glazed window enjoys an outlook over the rear garden with a side opening light. Laminate wood effect flooring. Corniced ceiling. Double panel radiator. Fitted walk in En Suite area with a semi concealed low level WC. Wash hand basin with a centre mixer tap. Plumbed shower with wall mounted grab rails and shower curtain. Vent-Axia extractor fan.



FIRST FLOOR LANDING



Spacious landing approached from the previously described staircase with a spindled balustrade. UPVC obscure double glazed window to the side elevation provides excellent natural light to the stairs and landing. Part panelled walls. Access to loft space. Single panel radiator. Wall mounted trouser press. Large built in store cupboard 5'2 x 2'8 with pine shelving and access to the roof eaves which houses the Baxi combi gas central heating boiler. Double opening and matching single opening doors reveal a 2nd large built in store room to the front roof eaves 7'9 x 3'10 (restricted head height). Panelled doors leading off.

BEDROOM SUITE ONE

22'7 max into bay x 11'10



(max L shaped measurements) UPVC double glazed bay window overlooks the front of the property with two top opening lights. Double panel radiator. Fitted bedroom furniture comprises: Five double wardrobes and a single wardrobe. Fitted headboard incorporating reading lights and matching bedside displays. Four and three drawer display units. Door leading to the En Suite.

EN SUITE SHOWER/WC

7'9 x 6'10



UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Wide shower compartment with sliding glazed doors and a plumbed shower. Vanity wash hand

basin with laminate display surround and cupboards and drawers below. Mirror move with glass display shelving and canopied lighting. Wall mounted cupboards. Adjoining semi concealed low level WC completes the suite. Chrome heated ladder towel rail. Part tiled walls and floor. Inset ceiling spot lights.

BEDROOM TWO

14'7 x 11'



Second double bedroom. Double glazed window overlooks the front aspect with two side opening lights. Two fitted double wardrobes and side display shelving. Storage above and drawers below. Single panel radiator.

BEDROOM THREE

10'10 x 8'5



Third good sized bedroom with a double glazed window overlooking the rear of the property. Side opening light. Single panel radiator. Corner display shelving.

BATHROOM/WC

8'8 x 5'11



UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Three piece suite in a 'whisper' grey. Wood panelled bath with an overbite Mira shower. Low level WC. Pedestal wash hand basin. Mirrored cupboard above. Chrome heated ladder towel rail. Ceramic tiled walls.

OUTSIDE



To the front and side of the property are large open plan lawned gardens with inset trees and corner rockeries. With a stone flagged pathway leading to the front covered entrance with an external light and having a matching driveway providing good off road parking for a number of cars and leads to the Garage. Side slate chipped border. External lighting.

To the immediate rear is a lovely enclosed garden with a stone flagged patio area and additional raised patio area. Corner raised borders with inset mature shrubs and side climbing plants. Matching stone flagged pathways and a rear lawn with raised side borders and decorative pebbles. Again with a number of inset shrubs. Decorative arch with climbing plants. Further rear corner patio area. External power points. Garden tap and external lighting. Side bin store area and a timber gate leading to the front.



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DOUBLE GARAGE

17'10 x 16'5

Double garage approached through an electric up and over door. Side UPVC personal door with an inset double glazed panel. Double glazed window to the side provides some natural light. Power and light connected. Some fitted eye and low level cupboard and drawers. Space for a tumble dryer, additional fridge/freezer etc.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units. The front windows were replaced in 2020.

NOTE

We understand the property had a new roof in 2020 together with new fibreglass to the 1st floor dormers. The Kitchen also had a new fibreglass roof in April 2026.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This deceptive three/four bedroomed detached family house offers very flexible spacious accommodation and is located just off The Green in the heart of Wrea Green Village, arguably one of the counties finest traditional villages with its centre 'village green' together with duck pond and cricket square with adjoining primary school and the well known pub and restaurant 'The Grapes'. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Viewing recommended to appreciate the potential this property has to offer together with its lovely lawned gardens to the front, side and rear of the property.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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

Digital Markets, Competition & Consumers Act 2024

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 May 2026



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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	75

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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Not environmentally friendly - higher CO ₂ emissions		
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