



## White Gables Dubside, Wrea Green

- Superb Detached Cottage
- Stunning Views of the Village Green & Duck Pond
- Two Reception Rooms
- Extended Fitted Breakfast Kitchen
- Utility Room & Cloaks/WC
- Three Fitted Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Garage & Parking
- Private Rear Landscaped Garden
- Freehold & EPC Rating D

**£749,000**

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



**www.johnardern.com**

## White Gables Dubside, Wrea Green

### GROUND FLOOR

#### PORCH ENTRANCE

5'10 x 4'2



Approached through an outer door with upper semi obscure leaded glass panel. Polished slate floor tiles. Halogen downlights.

#### ENTRANCE HALL

11'8 x 5'8



Most attractive entrance with double glazed, double opening windows overlooking the front garden with delightful views looking over 'The Green' and the village beyond. Double panel radiator. Solid oak wood stripped floor. Turned staircase leads off to the first floor. Ceiling halogen downlights. Double opening doors reveal a spacious cloaks/store cupboard with side open shelving. The entrance hall being open plan to:

### SITTING ROOM

16' x 13'7



Superb central reception area enjoying the views through the entrance hall to the Village Green. Feature solid oak stripped floor. Two double panel radiators. Ceiling halogen downlights. Provision for wall mounted television. Central square arch gives access to the extended open plan breakfast kitchen. Under stair store cupboard. Door leads to the Lounge.



## PRINCIPAL LOUNGE/DINING ROOM

20'9 x 13'5



Delightfully appointed and spacious principal reception room. Double opening double glazed windows overlook the front garden with views of the green and duck pond beyond. Further matching windows overlook the rear garden. Oak polished strip floor. The focal point of the room is a recessed slate tiled chimney breast with solid wood over mantle and having a log effect electric fire set in a cast iron stove. Side display open shelving. The room has two double panel radiators. Ceiling halogen downlights. Television aerial sockets.



## BREAKFAST KITCHEN

17'8 x 13'2



Superb extremely well fitted modern breakfast kitchen with matching polished slate tiled floor. Pitched double glazed ceiling. Bi-folding double glazed doors overlook and give access to the enclosed rear garden. Extensive range of wall and floor mounted cupboards and drawers. Turned working surfaces. Inset one & a half bowl stainless steel sink unit with chrome mixer tap and adjoining moulded draining board. Matching island unit/breakfast bar with excellent range of sliding drawers beneath. Built in Siemens appliances comprise: fan assisted automatic electric oven with matching combination microwave oven above. Five ring gas hob with illuminated extractor canopy over and splash back tiling. Integrated dishwasher. Built in Fridge and freezer. Two contemporary wall mounted radiators. Door leads to the Utility Room.



## UTILITY ROOM

8'5 x 6'9

With matching polished slate floor. Range of wall mounted fixture cupboards and circular stainless steel sink unit with chrome mixer tap. Splash back tiling. Plumbing facilities for automatic washing machine. Double panel radiator. Pitched ceiling with Velux pivoting double glazed roof light. Inter-connecting door to the adjoining GARAGE.

## CLOAKS/WC

6'8 x 3'4

With polished slate tiled floor and part tiled walls. Two piece white modern suite comprises: fixture wash hand basin with cupboard beneath and chrome mixer tap. Low level WC. Chrome heated ladder towel rail. Wall mounted Vent-Axia extractor fan.

# White Gables Dubside, Wrea Green



## FIRST FLOOR LANDING

Approached from the previously described turned staircase with side hand rail leading to a central landing with double panel radiator and ceiling halogen downlights. Matching solid white doors to all rooms.

## PRINCIPAL BEDROOM SUITE

13'3 x 12'1



Superb extremely well fitted principal double bedroom. Double opening, double glazed windows enjoy stunning views looking over the green and duck pond with the centre of village in the back ground. Superb selection of 'Carl Josef' fitted wardrobes with matching headboard and bedside drawer units and cupboards. Double panel radiator. Provision for wall mounted television. Access to loft.

compartment with an over head shower and separate hand shower and fixed screens. Fixture wash hand basin with cupboard beneath and mirror over and centre glass topped display shelving. The suite is completed by a low level WC. Obscure double glazed opening outer window with fitted blind. Ceiling halogen downlights. Wall mounted extractor fan. Part tiled walls. Wall mounted chrome heated ladder towel rail.

## BEDROOM TWO

11'2 x 10'6



Delightful second double bedroom. Matching double opening windows enjoying fabulous views of the green beyond. 'Carl Josef' fitted bedroom furniture with matching headboard and bedside units and kneehole dressing table and drawer units. Double panel radiator. Provision for wall mounted television.

## BEDROOM THREE

13'9 x 7'6 max



(L shaped measurements) Deceptive third double bedroom at present being furnished dressing room with a full length range of 'Carl Josef' fitted units and further drawer units. Double opening, double glazed windows overlook the side elevation with discreet side views of the green. Double panel radiator.

## EN SUITE SHOWER/WC

8'9 x 5'3



Extremely well fitted modern three piece white suite comprises: tiled step in shower

## BATHROOM/WC

7'10 x 7'6



Superb modern white four piece bathroom suite comprises: Panelled bath with centre mixer taps and hand shower. Fixture wash hand basin with cupboard beneath and chrome mixer tap with mirror over and centre glass topped shelving. Ceramic tiled walls. Step in corner tiled shower compartment with a plumbed over head shower and separate hand shower and curved sliding outer door. The suite is completed by a low level WC. Obscure double glazed, double opening windows with fitted blind. Ceiling halogen downlights. Two wall mounted chrome ladder towel rails. Wall mounted extractor fan.

## OUTSIDE



To the front of the property there is a delightful cottage garden attractively laid for ease of maintenance with stone paving approached through a wrought iron pedestrian gate and having a side stone chipped and flagged off road front driveway giving additional parking, approached through a new timber gate. External coach light.

To the immediate rear there is an enclosed family garden (40ft x 20ft approx) with high walling offering excellent seclusion and being landscaped for ease of maintenance with stone paving adjoining the patio and having two raised timber framed shrub and flower bed with inset lighting and further stone chipped area's. External garden tap. Electric power points and outside lighting.



## ATTACHED GARAGE

17'4 x 13'8

Large single car garage with electric operated roller outer door and direct personal door into the cottage and further door leading to the rear garden. Power and light supplies connected.

## CENTRAL HEATING (COMBI)

The cottage enjoys the benefit of gas fired central heating from a recently fitted Worcester combi boiler serving panel radiators (thermostatic valves) 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 and is free from any chief rent or other encumbrances. Council Tax Band F

## LOCATION



White Gables is a superb totally refurbished and completely modernised three bedroomed double fronted detached cottage property enjoying views looking directly over 'The Green' with cricket square and duck pond and the village centre in the background. The property is set in the centre of this charming village which has won the best kept village award over many years and is arguably one of the finest traditional villages in the county. Being within yards to the primary school, village store and The Grapes pub/restaurant. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway.

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## 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).

## PROPERTY MISDESCRIPTION ACT

John Ardern & 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 2022



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 77        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 56      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| 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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