



ESTATE AGENTS • VALUER • AUCTIONEERS



Church Wood Church Drive, Lytham

- Detached Dormer Bungalow
- Standing in Approx 1 Acre of Landscaped Grounds
- Short Walk to the Centre of Lytham
- Excellent Redevelopment Potential
- Four Reception Rooms
- Kitchen, Utility & Cloaks/WC
- Five Bedrooms & Three Bathrooms
- Three Car Garage
- Freehold
- Viewing Essential

£1,600,000

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



www.johnardern.com



Church Wood Church Drive, Lytham

GROUND FLOOR

PORCH ENTRANCE

7'7 x 2'9

uPVC double glazed porch entrance with centre door. Green slate floor and side lights.

ENTRANCE HALL

14'3 x 8'9 max measurements

Central entrance hall and wood laminate floor. Double panel radiator. Halogen downlights. Further double glazed window looks through to the front driveway.

CLOAKS/WC

6'7 x 2'9

With ceramic tiled floor and part tiled walls. Two piece coloured suite comprises: vanity wash hand basin set in a laminate surround with cupboards beneath and strip light above. Low level WC. Panel radiator. Wall mounted extractor fan.

STUDY

16'2 x 9'9

Very pleasant room with double glazed window overlooking the front garden. Side store cupboard. Double panel radiator. Ceiling halogen downlights.

CENTRAL LOUNGE

19'5 x 9'10



Very well appointed central lounge with double glazed picture window overlooks the SOUTH FACING gardens. Double radiator set behind a decorative screen. Ceiling halogen downlights. Dado rails.

DINING-KITCHEN

14'8 x 13'8



Extremely well fitted family dining kitchen with range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset single bowl stainless steel sink unit. Plumbing facilities for automatic dishwasher. Built in appliances comprise: Miele automatic fan assisted electric oven. AEG four ring ceramic hob. Illuminated extractor hood above. Integrated larder fridge. Part tiled walls. Double glazed window overlooks the rear gardens. Panel radiator set behind a decorative screen. Ceiling halogen downlights. Wood laminate floor.

UTILITY ROOM

13'7 x 8'

With ceramic floor and wall tiles. Wall mounted gas central heating boiler. Plumbing facilities for automatic washing machine. Turned laminate base units with second electric oven. Double panel radiator. Double glazed window and adjoining matching door overlook and give access to the rear gardens. Useful pantry store cupboard with open shelving and tiled floor. Integral door gives access into the attached brick double garage.

DOUBLE GARAGE

30' x 21'

Brick built three car double garage with two electrically operated up & over doors. Obscure glazed windows give natural light. Pitched under drawn ceiling. Power, light and water supplies. Single drainer stainless steel sink unit.

PRINCIPAL LOUNGE WITH LOWER DINING AREA

42' x 15'



Very impressive split level room having walk through dining area with part vaulted ceiling and having double glazed windows with French door overlooking and giving access to the rear garden. Double panel radiator with central dividing cupboards and display. Further window and French door leads to the front gardens. Raised lounge enjoys elevated views through two picture windows looking onto the principal south facing gardens. Stone fire place with open fire grate and having a raised stone hearth and polished wood over mantle and side displays. Further window overlooks the rear garden. Three further radiators. Door leads to:



SUN LOUNGE

15'6 x 14'2



With polished wood parquetry floor. Pitched insulated ceiling. Double glazed windows with central double opening doors overlook and give access onto the feature gardens.

INNER HALL

14' x 9'5



With double glazed windows and central French door giving access onto the front patio which leads to the lawned gardens. Two radiators set behind decorative screens. Fixture cupboards.

SHOWER ROOM/WC

5'4 x 4'9

With ceramic floor and wall tiles. Three piece suite comprises: corner shower compartment with a Mira electric shower and curved sliding outer doors. Fixture wash hand basin with cupboard beneath and mixer tap. The suite is completed by a low level WC. High level obscure double glazed window. Chrome heated ladder towel rail.

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BATHROOM/WC

7'4 x 5'9



With ceramic wall tiles. Three piece modern white suite comprises: panelled bath. Roca vanity wash hand basin set in a laminate surround with cupboards beneath and adjoining semi concealed low level WC. White heated towel rail. Obscure double glazed outer window with side opening light.

PRINCIPAL BEDROOM WING

Comprises:

BEDROOM ONE

14'8 x 12'4



Nicely appointed double bedroom with double glazed picture window with two side tilt & turn opening lights enjoys superb elevated views looking over the south facing lawned gardens. Double panel radiator. Fitted wall lights. Additional side window gives further light.

BEDROOM TWO

15'4 x 9'7



Good sized second double bedroom with double glazed picture window with side tilt & turn opening lights overlooks the front lawned gardens. Fitted range of wardrobes with above bed storage and padded headboard. Further run of cupboards and drawers. Additional front double glazed window. Double panel radiator.

BEDROOM THREE

10'4 x 8'9



Deceptive double bedroom with double glazed window with side opening light overlooks the front gardens. Fixture double wardrobe. Double panel radiator.

BEDROOM FOUR

10'6 x 8'5

Deceptive fourth bedroom with double glazed window with side opening light overlooks the side gardens. Range of fixture

wardrobes with over bed storage and knee-hole dressing table and drawer units. Double panel radiator. Additional side window.

UPPER FLOOR LEVEL

Approached from the central lounge:

MASTER BEDROOM SUITE

10'8 x 9'9



With a range of fitted wardrobes and cupboards and drawers. Tilt & turn double glazed window. Pitched ceiling. Double panel radiator.

EN SUITE BATHROOM/WC

10'4 max x 8'9

With ceramic floor and part wall tiles. Three piece coloured suite comprises: panelled bath with electric Triton shower and pivoting screen. Vanity wash hand basin set in a wide tiled display with shelving and shaving point above. Double doors reveal storage cupboard. The suite is completed by a low level WC. Panel radiator. Obscure double glazed outer window with tilt & turn opening light. Halogen downlights.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted boiler in the utility room serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with sealed DOUBLE GLAZED units.

OUTSIDE



'Church Wood' stands in approx an acre of stunning private gardens which is quite unique for the centre of Lytham.

The property faces due South and enjoys a very private and sunny aspect surrounding by mature trees, shrubs and lawned gardens. To the front there is a driveway offering excellent off road car parking and leading to the attached brick three car garage. Freestanding Summer House.



LOCATION

Church Drive is arguably one of the finest select residential locations in Lytham with it's landscaped private gardens and yet being just a short stroll into the centre of town with it's comprehensive shopping facilities with restaurants and cafe's.

The property lies adjacent to St Cuthberts Church and Lytham Cricket Ground and within 20 yards to LYTHAM GREEN and

Church Wood Church Drive, Lytham

the Ribble Estuary. The property is ideal for clients wishing to put their roots down and develop a superb family home which would stand in an acre of landscaped very private grounds.

The site could also be redeveloped subject to planning consents to build 2/3 detached houses which could then be approached through electric gates and long driveway.

VIEWING THE PROPERTY

VIEWING IS STRICTLY BY APPOINTMENT ONLY VIA JOHN ARDERN & COMPANY - NO COLD CALLERS

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 G.

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.

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 October 2020



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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	70

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	69



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