



ESTATE AGENTS • VALUER • AUCTIONEERS



## Budock 2 Meadow Close, Wrea Green

- Very Spacious Detached House
- Stunning Landscaped Rear Gardens
- Open Plan Reception Hallway & Cloaks/WC
- Lounge, Dining Area & Family Sitting Room
- Ground Floor Third Bedroom/Study
- Kitchen & Utility Room
- Two 1st Floor Double Bedrooms, En Suite Shower Room & Bathroom/WC
- Two Large Loft Rooms
- Garage & Excellent Off Road Parking
- Freehold & EPC Rating E

**£495,000**

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



**www.johnardern.com**



# Budock 2 Meadow Close, Wrea Green

## GROUND FLOOR

### ENTRANCE VESTIBULE

5' x 3'5

Approached through a UPVC wood effect outer door with inset decorative double glazed panel. Double glazed full length windows to either side overlooking the front garden. Side meter cupboard Inner obscure leaded and stained glass panel door leads to:

### HALLWAY

Spacious open plan style entrance hallway with a UPVC double glazed leaded picture window overlooking the front aspect with fitted vertical window blinds. Single panel radiator. Staircase with a spindled balustrade leads to the first floor with an under stair store cupboard. Double doors reveal a very useful cloaks/store cupboard. Archway leads to the central reception area.

### CLOAKS/WC

6'1 x 4'2

Two piece white suite comprises: Rak Ceramics pedestal wash hand basin with a centre mixer tap. Rak Ceramics low level WC. Ceramic tiled walls. Wood effect ceramic tiled floor. Single panel radiator. Overhead light.

### CENTRAL RECEPTION AREA

10'2 x 8'4



Corniced ceiling and decorative ceiling rose. Double glazed window with side opening light. Archway leading to the adjoining principal reception area.

### LOUNGE WITH DINING AREA

24'5 x 11'9



Double glazed double opening French doors overlook and give direct access to the stunning rear lawned gardens. Corniced ceiling with decorative ceiling roses. Double panel radiator. Ornate stone fireplace with a display surround, raised hearth and inset supporting a gas coal effect living flame fire. Steps leading down to the Family Snug.



## FAMILY SNUG

18'6 max x 11'



(max L shaped measurements) Second spacious reception room. Two double glazed picture windows overlook the front of the property. Additional double glazed window to the side elevation with a side opening light. Double and single panel radiators. Television aerial point. Double glazed double opening French doors overlook and give rear garden access.

## STUDY/BEDROOM THREE

11'8 x 9'9

Originally designed as a third ground floor bedroom, currently furnished as a Study. Double glazed window overlooks the front elevation with a central opening leaded light. Single panel radiator. Corniced ceiling. Wall light. Telephone point. Wall mounted display shelving.

## KITCHEN

13'4 x 12'4



UPVC double glazed window has views over the rear gardens

with two side opening lights. Good range of eye and low level fixture cupboards and drawers. Incorporating two glazed display units. One and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with concealed down lighting. Built in appliances comprise: Siemens four ring ceramic hob with an illuminated extractor canopy above. Siemens electric oven and grill. Warming drawer below. Integrated fridge/freezer. Siemens dishwasher. Television aerial point. Single panel radiator. Fitted breakfast bar. Inset ceiling spot lights. Door leading to the Utility.

## UTILITY ROOM

11'9 x 8'

Very useful separate Utility. Double glazed window overlooking the rear garden with a side opening light. Matching eye and low level cupboards and drawers. Single drainer sink unit with centre mixer tap set in roll edged working surfaces. Plumbing for a washing machine. Single panel radiator. Wall mounted concealed Baxi gas central heating boiler (approx 4 years old). Outer door with an inset obscure double glazed panel gives rear garden access. Internal door leads to the GARAGE.

## FIRST FLOOR LANDING

Approached from the previously described staircase. High level leaded double glazed window to the front elevation provides excellent natural light. White panelled doors lead off.

## BEDROOM ONE

14'4 plus wardrobes x 11'10



Double glazed window overlooks the side of the property with a central opening light. Single panel radiator. Bank of double depth fitted wardrobes with an adjoining drawer unit.

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### BEDROOM TWO

12'9 x 11'9



Second double bedroom. Double glazed window to the side elevation with a central opening light. Corniced ceiling. Single panel radiator. Bank of double depth fitted wardrobes to one wall. Knee hole dressing table with drawers to the side and mirror over. Door leading to the En Suite.

### EN SUITE SHOWER ROOM

6'1 into shower x 2'9

Two piece modern suite comprises: Step in shower cubicle with a folding glazed door and a plumbed overhead shower. Circular glass wash hand basin with a centre mixer tap. Glass shelf and wall mirror above. Wall mounted shaving socket. Ceramic tiled walls and floor. Wall mounted extractor fan. Two inset ceiling spot lights.

### BATHROOM/WC

9'2 x 8'3



Obscure double glazed window to the rear elevation with a

centre opening light. Four piece bathroom suite comprises: Corner panelled bath with a centre mixer tap. Corner step in shower cubicle with curved sliding doors and a plumbed overhead shower and additional hand held shower. Roca pedestal wash hand basin with a centre mixer tap. Illuminated mirror fronted bathroom cabinet above. Roca low level WC completes the suite. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Panelled ceiling with inset ceiling spot lights. Wall mounted extractor fan.

### INNER LANDING AREA

9'3 min x 4'7

With a double glazed window overlooking the front of the property. Double panel radiator. Roof void access. Open tread staircase with spindled balustrade leads to the LOFT ROOMS.

### SECOND FLOOR

#### LOFT ROOM ONE

19'1 x 7'7



With a pitched ceiling. Velux double glazed pivoting roof lights to both the front and rear elevations. Telephone point. Overhead spot lights and power points. Access to roof voids. Door leads to the second loft room.

## LOFT ROOM TWO

10'2 x 7'7



With a pitched ceiling and Velux double glazed pivoting roof light to the front elevation. Two double power points. Ceiling spot lights. Access points to the roof voids.

## OUTSIDE



To the front of the property is an open plan garden which has been laid for ease of maintenance with stone chippings and provides excellent off road parking for a number of cars. Leading to the Garage and front covered porch entrance with wall light. A wrought iron gate give rear garden access with a stone flagged pathway with useful bin store area and a garden tap.

To the immediate rear are stunning large landscaped family gardens which have to be inspected to be appreciated. A raised stone flagged sun terrace adjoins the rear of the house with steps leading up to the Living Room. Large central lawn

with very well stocked and maintained flower and shrub borders with inset apple tree. With an additional patio area adjoining the patio doors from the family Snug. Stone chipped pathways and rear timber pergola. Greenhouse and timber garden shed. External lighting.



## GARAGE

18'5 x 9'5

Large garage approached through an electric up and over door. Power and light connected. Gas meter. Wall shelving. Internal personal door to the Utility Room and main house.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (approx 4 years old) 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 G

# Budock

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### LOCATION

This stunning individually designed detached chalet style property stands on a large plot with beautiful landscaped rear gardens. Enjoying a quiet cul de sac location in the heart of Wrea Green, which is arguably one of the finest traditional villages in the county with its central 'Village Green' and cricket square with adjoining duck pond. With Village store, primary school and the well known 'Grapes' pub. Kirkham town centre with its comprehensive shopping facilities and Kirkham Grammar School are within just a short driving distance and Lytham St Annes and the Fylde coast are within an easy 10 minute drive. Access to the M55 motorway is also close by. Viewing recommended to appreciate the flexible accommodation this property has to offer with the added benefit of two good loft rooms.

### 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)

### 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 August 2023



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(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	

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	

