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531 Clifton Drive North, St Annes

- Stunning Detached Family House
- Two Reception Rooms
- Large Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Five Double Bedrooms
- Modern En Suite & Family Bathroom
- Indoor Heated Swimming Pool & Gym
- Entertaining Private Rear Garden
- Two Garages & Excellent Off Road Parking
- Freehold & EPC Rating D

£900,000

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



www.johnardern.com



531 Clifton Drive North, St Annes

GROUND FLOOR

Covered stone dressed porch entrance with two external wall mounted coach lights.

ENTRANCE VESTIBULE

4' x 3'9

Approached through an outer door with an inset obscure double glazed panel. Obscure double glazed stained glass window to the front elevation. Decorative corniced ceiling and overhead light.

CENTRAL HALLWAY

12'9 x 10'8

Very tastefully appointed and spacious reception hallway. Feature oak wood flooring. Matching stained glass leaded window overlooks the front garden. Corniced ceiling with centre decorative rose. Turned staircase leads off to the first floor. Feature wood panelling and matching balustrade. Period style cast iron radiator. Wall light. Matching doors lead off.

CLOAKS/WC

6'3 x 5'7 max

(max L shaped measurements) Obscure double glazed leaded window to the rear elevation with side opening light. Two piece white suite comprises: Semi concealed low level WC. Burlington pedestal wash hand basin with centre mixer tap. Part ceramic tiled walls and floor. Wall light. Single panel radiator. Useful understair store cupboard.

PRINCIPAL LOUNGE

23'9 into bay x 12'1



Well proportioned and tastefully presented reception room. Walk in stone dressed bay window with triple glazed leaded units overlooks the front garden. Two top opening lights. Two double panel radiators. Oak flooring. Corniced ceiling and decorative moulding. Panelled walls. Four wall lights. Television aerial point. Telephone point. Focal point of the room is a stone fireplace with matching surround and raised display hearth supporting a gas coal effect living flame fire. UPVC double glazed double opening French doors overlooks and give direct access to the private rear garden. Matching full length double glazed side panel. (Note: There is a Sonus system throughout which is available by separate negotiation).

FAMILY SITTING ROOM

17'9 into bay x 13'10



Second family reception room with a second stone dressed bay window to the front aspect. Triple glazed leaded units with two top opening lights. Two double panel radiators. Oak flooring. Four wall lights. Corniced ceiling and decorative moulding. Additional double glazed leaded window to the side elevation providing further excellent natural light. Television aerial point. Again the focal point is an attractive fireplace with display surround, raised slate hearth supporting a cast iron wood burning stove.

OPEN PLAN LIVING/DINING KITCHEN

35'6 x 17'8



Impressive open plan family kitchen area. Comprising an excellent range of eye and low level fixture cupboards and drawers. One and a half bowl Franke stainless steel single drainer sink unit with a centre mixer tap. Adjoining Quooker instant boiling hot water tap. Set in feature granite working surfaces with matching splash back and concealed downlighting. Matching island unit/breakfast bar with further cupboards and drawers below. Freestanding Britannia cooking range with six gas ring burners and a central hot plate. Falcon illuminated extractor canopy above. Oven and grill below. Further built in appliances comprises: Additional Miele electric double oven and grill. Siemens microwave oven and warming drawer below. Siemens American style fridge freezer with wine rack above. Integrated Miele dishwasher with matching cupboard front. Kickspace electric heating. Ceramic tiled floor. Double panel radiator. Corniced ceiling with a number of inset ceiling spot lights. Additional wall mounted radiator. Glazed door leads to the Utility Room.

DINING/LIVING AREA



Adjoining the kitchen is a central dining area and living space. With two feature double glazed lantern roof lights providing excellent sun light. With canopied inset lighting and uplighting. Feature contemporary cast iron wood burning stove. Hisense wall mounted slimline TV. Panel radiator below with a decorative screen. Built in display shelving. UPVC double glazed double opening French doors overlook the private rear garden. Additional double glazed picture window. Sliding double glazed patio doors overlook and lead to the adjoining SWIMMING POOL COMPLEX.



UTILITY ROOM

12'6 x 7'2

Very useful separate Utility/Boiler Room. Stainless steel single drainer sink unit with centre mixer tap and glass splash back. Laminate roll edged working surfaces with open shelving below. Plumbing for a washing machine. Space for a tumble dryer. Glazed roof light provides natural light. Inset ceiling spot lights. Extensive louvre fronted fitted cupboards to one wall providing storage space. Also housing an Ideal gas central heating modulating boiler and adjoining hot water cylinder on a pressurised system. Wall mounted touch screen central heating programmer control with six separate zones in the house which can be individually controlled as required. Internal door leads to:

GARAGE/BIKE STORE

19'3 x 9'3



Superb converted garage currently used as a bike store, which is also connected to the CCTV and alarm system. Approached through an electric roller door. Ceramic tiled floor. Central glazed roof light and three matching illuminated glazed panels. Power and light connected. Range of high quality Clarke HD+ storage units and drawers. Wall mounted LG television.

SWIMMING POOL COMPLEX

36'6 x 23'6 min



Mosaic tiled heated and illuminated swimming pool surrounded by safety non slip rubber flooring. Wall mounted swimming pool cover. Panelled ceiling with three glazed roof lights. Two large double glazed picture windows overlook the adjoining private rear 'Entertaining' garden. Matching double glazed double opening French doors give direct garden access. Two wall mounted heaters. Sonus system (available by separate negotiation).

TWO CHANGING ROOMS

Two private changing rooms leading off.

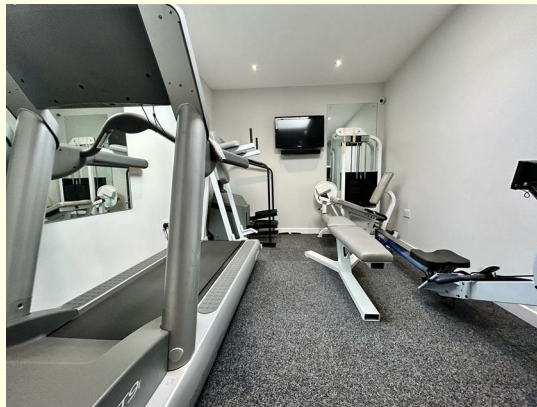
SHOWER ROOM/WC

6'7 x 3'5

Adjoining modern three piece wet room shower/WC. Semi concealed low level WC. Corner wash hand basin with a centre mixer tap. Tiled showering area with an overhead and additional hand held shower. Ceramic tiled walls and floor. Ceiling extractor fan and inset spot lights.

GYMNASIUM

19'8 x 9'3



Also leading off the Swimming Pool complex is a studio currently furnished as a home gym. Velux double glazed pivoting roof light. Inset ceiling spot lights and two fitted wall mirrors. Door gives access to the pool plant room.

FIRST FLOOR LANDING



Spacious central landing area approached from the previously described staircase. Feature UPVC double glazed stained glass leaded picture window to the half stairs provides excellent natural light. Central opening light. Decorative cornice ceiling and centre rose. Access to loft space. Wired for wall lights.

BEDROOM ONE

18'3 into bay x 11'6 + wardrobes



Tastefully decorated and presented principal bedroom suite. Triple glazed bay window overlooks the front aspect with lovely views of the sand dunes. Two side opening lights. Double panel radiator. Three fitted double wardrobes to one wall. Decorative panelled walls. Corniced ceiling and centre rose. Discreet vents for the concealed air conditioning system and wall mounted control panel. Door leads to the En Suite.

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EN SUITE SHOWER/WC

7'8 x 6'6



Modern three piece white bathroom suite. Obscure double glazed leaded opening window to the side elevation. Wet Room style shower enclosure with glazed pivoting door. Overhead rainfall shower and additional hand held shower attachment. Two tiled recessed displays. Villeroy & Boch wall hung vanity wash hand basin with centre mixer tap and drawers below. Illuminated wall mirror above. Villeroy & Boch semi concealed low level WC completes the suite. Part ceramic tiled walls. Electric underfloor heating together with feature electric air source heating and a chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.

BEDROOM TWO

13'7 x 12'7



Second double bedroom with double glazed leaded windows to both the rear and side elevations. Both with opening lights. Double panel radiator. Fitted double wardrobe with inset mirrored panels. Vanity wash hand basin with cupboard below and matching wall mirror over with an inset ceiling spot light above.

BEDROOM THREE

14'3 x 9'10



Delightfully presented third double bedroom. Double glazed leaded window to the side elevation with views towards the sand dunes. Two additional double glazed windows provide excellent natural light. All with opening lights. Double panel radiator. Picture rails.

BEDROOM FOUR

12'2 into bay x 11'



Fourth large double bedroom. Triple glazed leaded bay window enjoys to the views to the front aspect. Three opening lights. Double panel radiator. Two wall lights. Period style Traditional English pedestal wash hand basin. Wall mirror above.

SUN LOUNGE/BEDROOM FIVE

11' x 10'10"



Originally designed as a first floor sun lounge/reading room, currently furnished as a fifth double bedroom. Approached through feature double opening leaded glazed doors from the central landing. Triple glazed leaded window overlooks the front elevation with views of the sand dunes and benefitting from St Annes' stunning sun sets. Double panel radiator. Decorative corniced ceiling and centre rose.

BATHROOM/WC

8'4 x 8'



Modern family bathroom with an obscure double glazed leaded window with a central opening light. Four piece modern white suite comprises: Deep fill freestanding bath with a centre mixer tap and hand held shower attachment. Corner shower cubicle with sliding glazed curved doors and a plumbed shower. Roca wall hung vanity wash hand basin with centre mixer tap. Two wall lights above and glass display shelf. Roca low level WC completes the suite. Feature canopied ceiling with four inset spot lights. Two chrome heated ladder towel rails. Ceiling extractor fan. Part ceramic tiled walls and floor.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal modulating boiler in the Utility Room with a pressurised system serving panel radiators and domestic hot water. With a touch screen programmer control for six different zones.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames. The front windows are triple glazed.

SECURITY

The property has CCTV throughout and is alarmed.

TENURE FREEHOLD/COUNCIL TAX

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

OUTSIDE



The front of the property is approached through electrically operated double opening wrought iron gates and has been attractively block paved for ease of maintenance and provides excellent sheltered off road parking for a number of cars and leads to both attached garages. With mature shrub borders affording privacy and low level wall lighting throughout. Outside tap.

To the immediate rear is a stunning 'entertaining' walled garden, landscaped for ease of maintenance with large porcelain tiles. Contemporary cedarwood fencing and wall lights. Raised brick built planters well stocked with mature shrubs and trellis work with climbing plants. Adjoining the rear of the property is a bespoke glass veranda with external wall lights and two matching swings. External all weather power points and garden tap. The swimming pool complex overlooks and has direct access to the rear garden.



GARAGE

26'9 x 9'3"

Second attached garage approached through an electrically operated roller door. Glazed roof light and an obscure double glazed leaded windows gives some natural light. Power and light connected. Side UPVC double glazed door gives rear garden access.

531 Clifton Drive North, St Annes

LOCATION

Truly stunning example of a period style detached family residence constructed by a well known local builder of the time, Rushfirth, enjoying a superb location yards from the beach and foreshore, but sheltered by the high sand dunes. Approached through electrically operated double opening wrought iron gates with excellent private off road parking and two garages. The property has been modernised and is superbly appointed throughout, to the compliment of the present owners. An internal inspection is strongly advised to appreciate the well planned family accommodation together with its feature indoor heated swimming pool complex. This area of Clifton Drive is very convenient for Old Links' Golf course, a short driving distance to the main roads which link directly to the motorway network. There are transport services directly along Clifton Drive linking St Annes, Blackpool and Lytham town centres. There are also a number of good local primary and senior schools within easy reach.

VIEWING THE PROPERTY

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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

THE GUILD

John Arden & 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 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 February 2023



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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	76

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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