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## Ironstones 20 Regent Avenue, Lytham

- Spacious Detached Family Home
- Has Been The Subject of Considerable Modernisation & Alteration
- Entrance Hall , Cloaks/WC & Study
- Lounge & Orangery
- Stunning Completely Redesigned Family Dining-Kitchen
- Utility Room & Further Cloaks/WC
- Four Double Bedrooms & Two Bathrooms (One En Suite)
- Large Gardens Front & Rear
- Two Garages & Driveway
- Freehold, Council Tax G, EPC D

**£998,950**

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



[www.johnardern.com](http://www.johnardern.com)



## Ironstones 20 Regent Avenue, Lytham

### GROUND FLOOR

Open porch entrance with stone flagged floor.



### ENTRANCE HALL

3.58m x 2.64m (11'9 x 8'8)

Very nicely appointed central hallway approached from a solid outer door with side double glazed panels and matching double glazed windows above. Amtico floor. Modern radiator. Turned staircase leads off with modern white balustrade. Under stair store cupboard. Feature wall panelling. Half fixed glazed screen leads to the superb family dining-kitchen. Double opening doors lead to the lounge.



### CLOAKS/WC

1.42m x 0.94m (4'8 x 3'1)

With ceramic wall and floor tiles. Two piece modern white suite comprises: fixture wash hand basin with chrome mixer tap and mirror over. Semi concealed Villeroy & Boch low level WC. Chrome heated ladder towel rail. Obscure double glazed opening outer window. Ceiling downlights.



### LOUNGE

5.97m x 4.78m (19'7 x 15'8)

Nicely appointed and spacious principal reception room with double doors leading from the hall. Double glazed windows overlooking the front and rear gardens. Recently fitted fireplace with gas coal effect living flame fire and matching hearth and over mantle. Two double panel radiators. Fitted wall lights. Double opening double glazed doors give access to:



### ORANGERY

4.42m x 3.40m (14'6 x 11'2)

Rebuilt in 2022 and having two double glazed windows overlooking the front and side gardens. Double opening, double glazed doors giving access onto the rear south facing garden. Lantern ceiling. Double glazed internal window looks through to the lounge. Corner wall mounted log effect electric fire. Television point above. Single panel radiator. Matching Amtico floor.



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### FAMILY DINING-KITCHEN

7.32m max x 5.41m (24' max x 17'9)

('L' shape measurements) Superb FAMILY redesigned and refitted (2022) dining-kitchen. Matching Amtico floor. Two double glazed bi-folding doors overlook and give access onto the raised decking and south facing rear garden. Double glazed windows and further double opening patio doors. Feature corner padded seat with display above. Two modern wall mounted double radiators and halogen ceiling lights. The new fitted cooking kitchen has an excellent range of wall and floor mounted cupboards and drawers with corner walk in pantry. Inset one & a half bowl stainless steel sink unit with chrome mixer tap and Quooker Hot water tap. Molded draining board. working surfaces with matching island unit incorporating a breakfast bar with four stools and further drawer units. Built in appliances comprise: AEG twin electric fan assisted ovens. AEG five ring electric induction hob with centre extractor. Built in full length larder fridge & freezer. Integrated dishwasher. Wine fridge. Ceramic tiled floor. Further wall mounted radiator. Lantern ceiling to the cooking kitchen. Provision for wall mounted television.



### DINING AREA



### SNUG



### COOKING KITCHEN





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### UTILITY PORCH

2.49m x 1.70m (8'2 x 5'7)

External replacement double glazed door. Matching range of cupboards and working surfaces with inset stainless steel sink unit with chrome mixer tap. Plumbing facilities for automatic washing machine and tumble dryer. Modern wall mounted radiator.



### CLOAKS/WC

1.70m x 0.81m (5'7 x 2'8)

With ceramic floor tiles. Semi concealed low level WC. Wall mounted extractor fan and ceiling light.



### STUDY

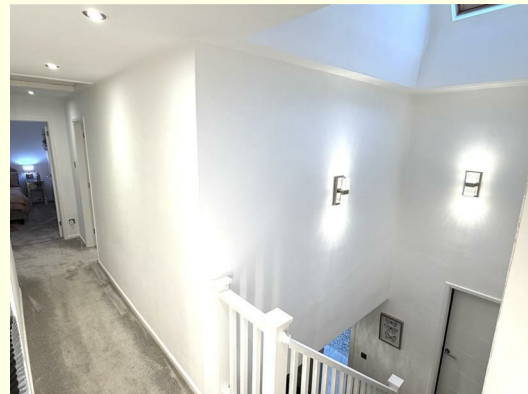
2.84m x 1.83m (9'4 x 6')

Fully fitted study with matching Amtico floor. Double panel radiator. Double glazed window overlooks the rear garden.



### FIRST FLOOR

('L' shaped landing) Approached from the previously described turned staircase leading to a well lit landing with recessed Velux pivoting double glazed roof light. Double glazed window overlooking the rear garden. Adjoining double doors give access into the airing cupboard with central heating boiler and adjoining insulated hot water cylinder.



### BEDROOM SUITE ONE

3.84m x 3.81m (12'7 x 12'6)

Most attractive double bedroom suite with double glazed dormer window with centre opening light overlooks the front garden. Recently fitted wardrobe range with ceiling downlights. Original built in cupboard with double doors. Sliding obscure glazed door leads to:



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### EN SUITE BATHROOM/WC

3.86m x 2.92m (12'8 x 9'7)

With a white four piece suite (2022) comprising: panelled freestanding bath with adjoining chrome mixer tap and hand shower. Vanity wash hand basin with double drawers beneath. Mixer tap and illuminated mirror above. Step in tiled shower compartment with plumbed shower and sliding outer door. The suite is completed by a low level WC. Ceramic floor and wall tiles. Ceiling down lights. Obscure double glazed outer window with side opening light. Chrome heated ladder towel rail. Second electric wall mounted panel heater. Side store cupboard.



### BEDROOM TWO

4.27m x 3.35m (14' x 11')

Well planned second double bedroom with recently fitted full length wardrobe. Existing store cupboard. Double panel radiator. Double glazed side window with side opening light. Ceiling downlights.



### BEDROOM THREE

4.34m x 3.18m (14'3 x 10'5)

Matching third double bedroom with double glazed window overlooks the side elevation with single opening light. Double panel radiator. Ceiling downlights. Recently fitted wardrobes and side drawer units. Access into the rear roof void.



### BEDROOM FOUR

3.40m x 2.92m (11'2 x 9'7)

Well proportioned fourth double bedroom. Double glazed window with centre opening light enjoys views of the south facing rear garden. Double panel radiator. Recently fitted wardrobe with kneehole dressing table and drawer units.





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### SHOWER ROOM/WC

2.84m x 1.73m (9'4 x 5'8)

Installed 2022 having ceramic tiled floor and wall tiles. Three piece white suite comprises: Step in double shower compartment with plumbed shower and fixed glazed screen. Vanity wash hand basin with double drawers beneath. Chrome mixer tap and illuminated mirror over. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed outer window with centre opening light. Ceiling downlights.

### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glow worm boiler serving panel radiators and domestic hot water.

### DOUBLE GLAZING

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

### OUTSIDE

Established and enclosed front garden with new double opening, double gates with circular stone chipped driveway and centre and side lawns with mature shrubs, trees and conifers. Integral store and access to the double garaging. The front garden has discreet lighting and CCTV cameras. Raised composite decking adjoins the newly built orangery with secure side gate and fencing.

To the immediate rear there is a superb family SOUTH FACING garden laid principally to lawn with recently fitted raised full width composite decking. Well stocked borders and copper beech hedging together with further entertaining area with stone wall back ground. The garden has lights and power socket.



### OUTSIDE



### GARAGE ONE

5.23m x 2.79m (17'2 x 9'2)

With double opening doors. Light supply connected. Central arch links into:

### GARAGE TWO

5.23m x 3.15m (17'2 x 10'4)

With matching double opening, hardwood doors. Power and light supply.

### LOCATION

'Ironstones' was originally constructed in 1955 and has over the last four years been the subject of considerable modernisation and alteration of which in internal viewing will confirm. This superb four bedroom detached family home is situated in this extremely desirable residential area lying between Lytham and St Annes principal shopping centres and is well placed for local schools including AKS junior and senior schools, LSA high School and a number of primary schools. Fairhaven & Royal Lytham & St Annes golf courses are also close by.

An internal and external viewing is strongly recommended.

# Ironstones 20 Regent Avenue, Lytham



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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	73

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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