



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Langton Lane, Wrea Green

- Modern Detached Family House
- Delightful Private Front Outlook with Views of the Small Playground
- Spacious Lounge
- Modern Open Plan Dining Kitchen
- Utility & Cloaks/WC
- Four Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Integral Garage & Off Road Parking for Two Cars
- South Facing Landscaped Rear Garden
- Freehold, Council Tax Band E & EPC Rating B

£429,950

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



www.johnardern.com



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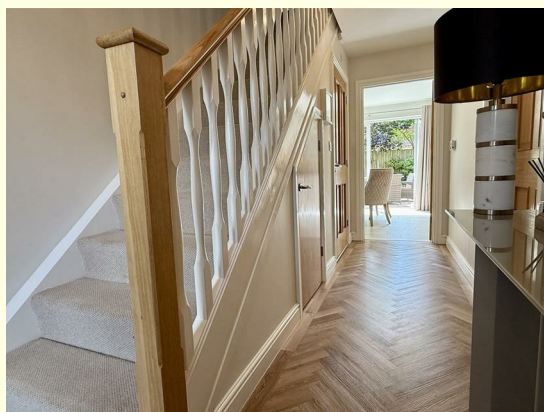
GROUND FLOOR



Covered entrance with a wall mounted coach light.

ENTRANCE HALLWAY

15'7 x 7'2



Approached through a composite outer door with an inset obscure double glazed panel. Adjoining full length obscure double glazed panel provides excellent natural light to the Hall and Stairs. Single panel radiator. Staircase leads to the first floor with a white spindled balustrade. Understair store/cloaks cupboard. Karndean wood effect flooring. Two overhead lights. Wall mounted central heating programmer control. Matching panelled doors leading off.

CLOAKS/WC

4'10 x 2'9



Two piece modern white suite. Semi concealed low level WC with Ghrohe dual flush. Wash hand basin with an offset mixer tap. Porcelanosa part tiled walls and floor. Single panel radiator. Overhead light and ceiling extractor fan.

LOUNGE

19'6 into bay x 11'1



Tastefully presented and spacious principal reception room. UPVC double glazed walk bay window overlooks the front aspect with three opening lights and fitted Roman window blinds. Double panel radiator. Television aerial point. Wall mounted modern electric log effect fire.

OPEN PLAN DINING KITCHEN

21'5 x 11'2



Superb family Dining Kitchen. To the Kitchen area is a UPVC double glazed window overlooking the rear garden, with two side opening lights and fitted Roman blinds. Good range of modern eye and low level cupboards and drawers. Franke one and a half bowl stainless steel sink unit set in wood effect working surfaces with matching splash back and concealed down lighting. Low level kick space plinth lighting. Built in appliances comprise: A wide AEG five ring gas hob with a brushed chrome splash back. Stainless steel illuminated extractor canopy above. AEG electric double oven and grill. AEG microwave oven. Integrated fridge/freezer and an integrated AEG dishwasher, both with matching cupboard fronts. Inset ceiling spot lights and extractor fan. Double panel radiator. Porcelanosa wood effect tiled flooring throughout.

Television aerial point. UPVC double glazed Bi Folding doors to the Dining area overlook and give direct access to the rear garden. Door to the Utility.



UTILITY ROOM

11'1 x 5'4



Very useful separate Utility. Matching low level cupboards. Stainless steel single

drainer sink unit with a centre mixer tap set in matching work surfaces with splash back. Integrated Blomberg washing machine. Overhead light and extractor fan. Single panel radiator. Matching Porcelanosa tiled floor. Outer door with an inset obscure double glazed panel leads to the rear garden. Internal door to the INTEGRAL GARAGE.

FIRST FLOOR LANDING

14'2 x 5'10



Approached from the previously described staircase with a matching balustrade. Access to loft space. Wall mounted central heating programmer control. Built in cupboard houses a hot water cylinder. Matching panelled doors leading off.

BEDROOM SUITE ONE

15'5 plus wardrobes x 11'2



Well proportioned principal en suite double bedroom. UPVC double glazed walk in bay window enjoys a private outlook to the front elevation with views of the small playground to the side. Three opening lights and fitted Roman window blinds. Double panel radiator. Television aerial point. Telephone point. Bank of mirror fronted wardrobes, comprising two doubles and a single. Door to the En Suite.

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EN SUITE SHOWER/WC

7'5 x 7'4 max into shower



(max L shaped measurements) UPVC obscure double glazed opening window to the front elevation. Fitted Roman blind and tiled display sill. Three piece modern suite comprises: Wide step in shower cubicle with a hinged glazed door and an overhead plumbed shower with additional hand held shower. Wall hung vanity wash hand basin with an offset mixer tap and drawer below. Wall mounted shaving point. Semi concealed low level WC with a Ghrohe dual flush completes the suite. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan. Pocolanosa tiled walls and floor.

BEDROOM TWO

12'10 plus wardrobes x 8'2



Second double bedroom. UPVC double glazed window to the front elevation with two side opening lights and Roman window blinds. Single panel radiator. Fitted double and single wardrobes to one wall.

BEDROOM THREE

11'1 max x 9'10 plus wardrobes



Third good sized double bedroom. UPVC double glazed window to the rear aspect with two side opening lights. Single panel radiator. Television aerial point. Bank of fitted wardrobes with sliding doors.

BEDROOM FOUR

12'3 x 7'6

Fourth larger than average bedroom currently used as a home office. Double glazed window to the rear aspect with two side opening lights and fitted Roman blind. Single panel radiator.

BATHROOM/WC

8'9 x 6'10



UPVC obscure double glazed opening window to the rear elevation. Fitted Roman blind and tiled display sill. Four piece modern suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Step in shower cubicle with a hinged glazed door and an overhead plumbed shower with additional hand held shower. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Semi concealed low level WC with a dual flush completes the suite. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan. Porcelanosa tiled walls and floor.

OUTSIDE



To the front of the property is an open plan lawned garden with a corner shrub border. An adjoining wide block paved driveway provides good off road parking for two cars and leads to the Garage. A stone flagged pathway leads down the side of the house providing a useful bin store area, with timber gate leading to the rear garden. External gas and electric meters.

To the immediate rear is a superb enclosed landscaped family garden enjoying a sunny south facing aspect. With a stone flagged patio area to the rear of the house and useful hot and cold water taps and external lighting. Wall mounted folding aluminium clothes airer. Lawned garden beyond with well stocked curved borders, incorporating maturing trees for privacy, shrubs and flowering plants. Additional circular stone flagged patio area providing an additional seating area. External all weather power points.



INTEGRAL GARAGE

17'6 x 8'2

Approached through an up and over door with inset leaded glazed panels. Power and light connected. Wall mounted Vaillant gas central heating boiler. Water tap and water meter. Wall mounted circuit breaker fuse box. Internal door leading to the Utility Room and main house.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E (Vendor to confirm)

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £205 per annum is currently levied.

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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LOCATION



A very tastefully appointed modern detached four bedroomed house was constructed in 2018 by Story Homes on this small development known as Willows Edge, situated in the heart of arguably one of the counties finest traditional villages. With its centre 'Village Green' together with duck pond and cricket square with adjoining Primary School and the well known pub and restaurant 'The Grapes'. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Internal and external viewing recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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.

Consumer Protection from Unfair Trading Regulation

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 July 2025



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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