



ESTATE AGENTS • VALUER • AUCTIONEERS



## 22 Forest Drive, Lytham

- Superbly Presented Extended Detached Family House
- In a Highly Sought After Location
- Entrance Hallway & Cloaks/WC
- Spacious Lounge with Dining Area
- Feature Open Plan Orangery Extension to the Rear
- Modern Breakfast Kitchen
- Four Bedrooms, En Suite Shower/WC & Family Bathroom/WC
- Landscaped Rear Garden & Outbuilding Ideal for Home Office/Studio
- Garage & Off Road Parking
- Freehold, Council Tax Band E & EPC Rating B

**£475,000**

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



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



## 22 Forest Drive, Lytham

### GROUND FLOOR

#### PORCH ENTRANCE

9'8 x 3'4

With double glazed windows and matching outer door. Side security light.

#### ENTRANCE HALL

16'6 x 6'3



Approached through double opening internal doors with obscure glass panelling. Staircase leads off with a ranch style balustrade. Useful under stair store cupboard. Wood laminate floor. Panel radiator. Corniced ceiling. Side cloaks/store cupboard. Contemporary internal doors throughout.

#### CLOAKS/WC

7'10 x 2'9



With matching wood laminate floor. Two piece modern white suite comprising a wash hand basin with an offset chrome mixer tap and cupboard beneath. Low level WC. Tilt & turn obscure double glazed opening outer window. Heated ladder towel rail.

### LOUNGE WITH DINING AREA

21' x 12'



Superb extremely well presented principal reception room being open plan to the adjoining Breakfast Kitchen and rear Orangery. Matching wood laminate floor. Deep double glazed picture window overlooks the front garden. Double panel radiator. Fitted wall lights and inset ceiling downlights.



## ORANGERY

13'8 x 12'



Constructed approximately 3 years ago and having a feature wide lantern double glazed roof light. Bi-folding doors overlooking and giving access to the SOUTH FACING rear garden. Matching wood laminate floor. Two contemporary wall mounted radiators adjoin the two opening double glazed windows which overlook the side of the rear garden. Inset ceiling downlights.

## BREAKFAST KITCHEN

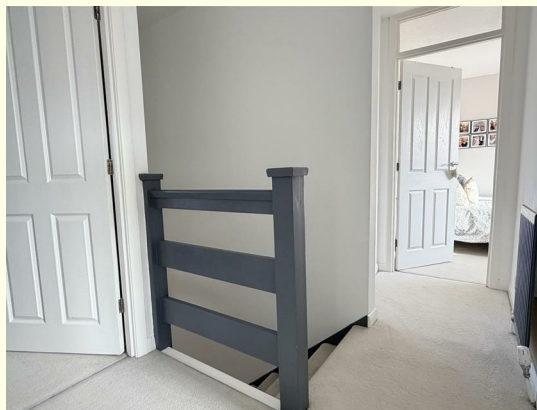
14'9 x 8'4



Superb very well fitted (2022) family Kitchen being open plan to the adjoining Lounge and having an excellent range of fitted eye and low level cupboards and drawers. Granite working surfaces with discrete downlighting incorporating a Breakfast Bar. Inset one and a half bowl stainless steel sink with moulded granite draining board and a mixer tap. Built in Bosch appliances comprise: Electric oven and grill with a combination Microwave Oven above. Four ring electric induction hob. Illuminated extractor hood above. Integrated dishwasher and a new Hotpoint integrated washing machine. Built in fridge and freezer. Double glazed window with a side opening light overlooks the rear garden. Adjoining UPVC double glazed outer door. Matching wood laminate floor. Inset ceiling downlights. Glazed hardwood door leads into the Hallway.



## FIRST FLOOR LANDING



Approached from the previously described staircase leading to a central upper Landing with panel radiator. Access to the insulated loft.

## BEDROOM ONE

12' x 11'3



Nicely proportioned principal double bedroom with a double glazed picture

## 22 Forest Drive, Lytham



window having two opening lights, overlooking the front elevation. Panel radiator. Side fixture cupboard with folding doors.

### BEDROOM TWO

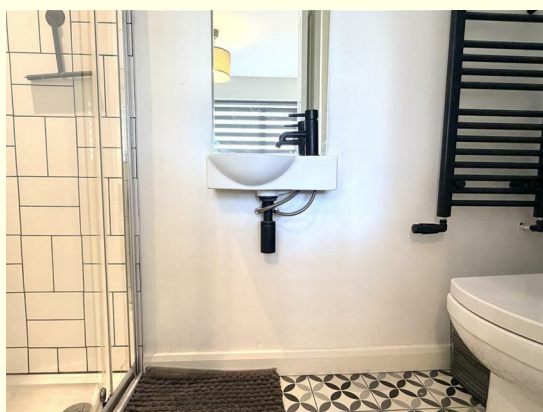
11'4 x 9'3



Nicely planned second bedroom. Matching double glazed picture window with side opening lights overlooking the front elevation. Panel radiator. Folding doors reveal an En Suite.

### EN SUITE SHOWER ROOM/WC

8'2 into shower x 2'7



Three piece modern white suite comprising a step in tiled shower compartment with a plumbed shower and pivoting outer door. Fixture wash hand basin with offset mixer tap and mirror over. The suite is completed by a low level WC. Display shelving. Ceiling with inset downlights. Wall mounted heated towel rail.

### BEDROOM THREE

9'2 x 8'3



A third double bedroom. Double glazed window with side opening light enjoys views looking over the rear south facing aspect. Fitted wardrobe with sliding doors. Panel radiator.

### BEDROOM FOUR

8'5 x 8'4



A deceptive fourth bedroom. Double glazed window with side opening light overlooks the rear garden. Single panel radiator.

## BATHROOM/WC

7'5 x 5'5



With part tiled walls. Modern (2020) three piece bathroom suite comprises: Panelled bath with a chrome mixer tap and handheld shower attachment. Folding glazed screen. Deep inset wall mirror. Pedestal wash hand basin with a chrome mixer tap. The suite is completed by a low level WC with display niche. Obscure double glazed outer window with a top opening light. Panel radiator.

## OUTSIDE



To the front of the property the garden has been planned with ease of maintenance with an artificial lawn, paved and asphalted pathway and double driveway. Low level walling with flower beds and established shrubs.

To the rear there is a delightful SOUTH FACING family garden laid with a central artificial lawn and well stocked flower and shrub borders with mature trees and bamboo. External lighting and garden tap. All weather power points. To the immediate rear of the garden is a brick built unit comprising of two rooms which has over the years been used for a variety of purposes including a Gym, Office and Garden Store etc. At present the 1st room is 19'3 x 6'6 average measurements with UPVC

double glazed windows and an internal tap and inner door giving access to the 2nd brick store room 8'4 x 8' with double glazed windows and a centre opening light. These two rooms would be very useful for clients wishing to have excellent storage facilities or converted into a garden Office or similar.



## GARAGE

17'1 x 8'4

Attached brick constructed Garage with an electrically operated up and over door. UPVC double glazed rear personal door. Wall mounted combi gas central heating boiler (2021) and gas and electric meters. Solar panel controls/units. Power, light and water connected.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a combi boiler in the Garage (2021) serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

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

## SOLAR PANELS

To the south facing rear roof there are fitted solar panels with meters and controls in the Garage (further details will be given from the Vendor).

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION

This superb modernised four bedroomed detached family home is located on the ever popular development known as 'Lytham Hall Park'. Constructed originally in the early 1970's by Richard Costain Ltd and being within easy reach to the centre of Lytham, with its well planned shopping facilities and town centre amenities. The highly regarded Lytham Hall Park Primary School is also nearby along with Lytham Hall and its beautiful parkland and Witch Wood. Fairhaven & Green Drive Golf Clubs are also within easy reach. Internal and external viewing recommended. No onward chain.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## 22 Forest Drive, Lytham

### 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](http://www.guildproperty.co.uk).

### Digital Markets, Competition & Consumers Act 2024

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 2026

22, Forest Drive, Lytham St Annes, FY8 4QF



Total Area: 128.5 m<sup>2</sup> ... 1383 ft<sup>2</sup> (excluding storage, summer house)

All measurements are approximate and for display purposes only



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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 | 91 94     |

| 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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