



ESTATE AGENTS • VALUER • AUCTIONEERS



22 Tewkesbury Drive, Lytham

- Superbly Presented Extended Detached Family House
- Spacious Principal Lounge
- Sitting Room & Dining Room Extension
- Modern Breakfast Kitchen, Utility Room & Cloaks/WC
- Three Double Bedrooms, Walk in Wardrobe & Family Bathroom/WC
- 4th Double Bedroom with En Suite Shower Room/WC
- Gardens to the Front, Side & Rear
- Garage & Excellent Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band E & EPC Rating D

£406,500

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



www.johnardern.com



22 Tewkesbury Drive, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

3'5 x 2'9

Approached through an outer door. Overhead light. Dado rails. Wood strip floor with a sunken mat well. Inner part glazed door leading to:

CENTRAL HALLWAY

8'9 x 8'6



Spacious central Hall with matching wood flooring. Turned staircase leads off to the first floor with a white spindled balustrade. Useful understair cloaks/store cupboard. Corniced ceiling and dado rails. Double panel radiator. Panel door leads to the Cloaks/WC. Bevel edged glazed doors lead off to the Lounge, Sitting Room and Breakfast Kitchen.

CLOAKS/WC

5'7 x 2'9



Two piece white suite comprises: Low level WC. Corner wash

hand basin with a centre mixer tap and splash back tiling. Matching wood flooring. Contemporary panel radiator.

LOUNGE

21'9 x 11'9



Tastefully decorated and presented principal reception room. UPVC double glazed picture window overlooks the front garden with a side 'tilt & turn' opening light. Two additional large double glazed windows to the side elevation provide further excellent natural light. One with a side 'tilt & turn' opening light. Two wall mounted contemporary radiators. Corniced ceiling. Matching wood flooring. Focal point is a raised fireplace supporting a gas coal effect living flame fire. Television aerial point. Double opening bevel edged glazed doors lead directly to the adjoining Breakfast Kitchen.

SITTING ROOM

11'9 x 11'5



Second good sized reception room, also idea as a home study/play room. UPVC double glazed window overlooks the front garden with a side opening light. Single panel radiator. Wood laminate floor. Double opening bevel edged glazed doors leading to the Dining Room.

LIVING/DINING ROOM

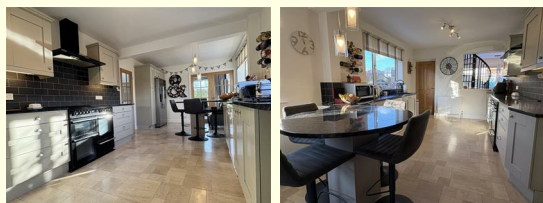
17' x 9'9



Superb extended reception area. Four double glazed bi-folding doors overlook and give direct garden access. Feature spiral staircase leads to the first floor en suite fourth bedroom, with a feature suspended light fitting and a UPVC obscure double glazed opening window. Focal point of the room is a corner cast iron wood burning stove set on a tiled hearth. Double panel radiator. Wood laminate floor. Inset ceiling spot lights and over table lighting. Television aerial point. Door leads off to the Utility and open window looks through into the Kitchen.

BREAKFAST KITCHEN

21'4 x 10'4



Good sized family Kitchen, approached from both the Hallway and Lounge. Two UPVC double glazed windows to the rear elevation with side 'tilt and turn' opening lights. Range of eye and low level cupboards and drawers. Blanco sink unit with a centre mixer tap and moulded draining board. Set ins black granite working surfaces with splash back tiling. Matching peninsular breakfast bar. Leisure Cuisine Master 100 cooking range with five gas ring burners and electric hot plate. Electric double oven and grill below. Leisure illuminated extractor canopy above. Integrated freezer. Bosch freestanding dishwasher. Space for a large fridge/freezer. Double panel radiator. Door leading to the Utility.

UTILITY ROOM

9'5 x 4'5

Useful separate Utility Room. UPVC outer door with an inset obscure double glazed panel leads to the side and rear of the property. High level UPVC obscure double glazed opening window. Work top with plumbing below for a washing machine

and space for a tumble dryer. Wall mounted Remeha Avanta Plus combi gas central heating boiler. Adjoining store cupboard with shelving. Fitted shelving for shoe storage. Ceramic tiled floor.

FIRST FLOOR LANDING

11'1 x 8'9



Spacious central landing approached from the previously described staircase with a matching spindled balustrade. UPVC obscure double glazed window to the front elevation provides excellent natural light. Side 'tilt & turn' opening light. Dado rails. Double doors reveal a built in linen store cupboard with pine shelving.

BEDROOM ONE

11'9 x 11'8



Principal double bedroom with a feature walk in wardrobe leading off. UPVC double glazed windows to the side and rear elevations. Double panel radiator. Two wall lights. Circular wash hand basin with a laminate display surround and splash back tiling. Mirror fronted cabinet above and wall light.

WALK IN WARDROBE

11'8 x 3'8

Feature walk in wardrobe/dressing room. UPVC double glazed window to the front elevation with a side opening light. Laminate wood effect flooring. Access to roof eaves. Range of

22 Tewkesbury Drive, Lytham



open wardrobes with hanging rails and shelving. Overhead light.

BATHROOM/WC

8'8 x 7'3



Good sized family bathroom. UPVC obscure double glazed window. Additional UPVC obscure double glazed opening window. Four piece suite comprises: Tiled panelled bath with a centre mixer tap and hand held shower attachment. Corner shower cubicle with curved sliding glazed doors with a power shower and additional Galaxy electric shower if required. Visions wide sink unit with a centre mixer tap and cupboard below. Glass display shelf and wall mirror above. Roca low level WC. Chrome heated ladder towel rail. Ceramic tiled walls. Panelled ceiling with inset spot lights. Access to loft space.

BEDROOM TWO

11'9 x 10'4



Second nicely presented double bedroom. UPVC double

glazed window to the rear elevation with a side opening light. Double panel radiator. Fitted double and single wardrobe. Access to roof eaves.

BEDROOM THREE

11'9 x 8'1 + wardrobes



UPVC double glazed window overlooks the front of the property with a side opening light. Double panel radiator. Fitted double and single wardrobe with drawers below. Door leading to the fourth bedroom.

BEDROOM FOUR

12'7 x 9'10



Superb extended fourth en suite double bedroom approached via the 3rd bedroom or directly from the spiral staircase as previously described, making it an ideal guest bedroom. UPVC double glazed window overlooks the front of the property with a side opening light. Single panel radiator. Fitted double and single wardrobe. Matching bedside units with further over bed store units. Aerial point and power socket for a wall mounted TV. Door to the En Suite.

EN SUITE SHOWER ROOM/WC

6'1 x 5'3



UPVC obscure double glazed opening window. Three piece white suite comprises: Shower cubicle with a pivoting glazed door. Plumbed overhead shower and additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Glass display shelf and mirror above. Low level WC. Chrome heated ladder towel rail. Part tiled walls. Mirror fronted bathroom cabinet. Three ceiling spot lights.

OUTSIDE



To the front of the property is a walled garden which has been laid to lawn with a central pedestrian gate and block paved pathway leading to the front entrance. The garden is supported by flower and shrub borders and continues along the side of the house with further lawn, side borders and conifer. A matching block paved driveway provides excellent off road parking for a number of cars and leads directly to the Garage. A timber gate leads to the rear garden.

To the immediate rear is an attractive landscaped garden. With an Indian stone flagged patio area and corner lawn and flower and shrub borders. Timber framed pergola. Garden tap and external lighting. The garden also boasts a feature covered seating area with raised timber decked floor, two glazed side panels providing shelter, external all weather power points, ceiling lighting and a 3kw electric heater. A timber gate leads to a further side private garden area, providing a useful bin store area, with external lighting and access to the external gas and electric meters. Timber garden shed and adjoining covered log store area. Three inset fruit trees, comprising two pear and a Victoria plum tree. UPVC door leading to the Utility Room and main house.



GARAGE

18' x 9'1

Approached through an up and over door. Power and light connected. Timber framed glazed window provides some natural borrowed light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Remeha combi boiler in the Utility Room serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

NOTE

The carpets, blinds and light fittings are included in the asking price.

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION

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

22 Tewkesbury Drive, Lytham

LOCATION

This superbly presented and deceptively spacious four bedroomed detached family house offers very flexible extended accommodation of which an internal viewing is essential. Standing on a good sized plot with gardens to the front, side and rear. In a most convenient location in this popular area of Lytham, being within walking distance to local shopping facilities on Saltcotes Road, and having transport services nearby running directly into Lytham centre with its comprehensive shopping facilities and amenities. Other local points of interest include Green Drive Golf Course and Woodland Walk, together with close proximity to primary and senior schools.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & 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 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 January 2025



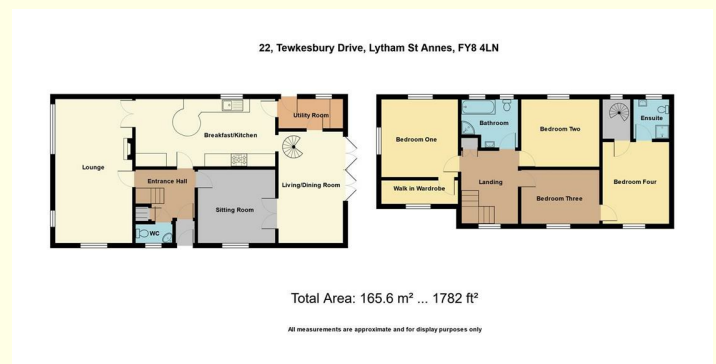
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

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		
(21-38) F		
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