



ESTATE AGENTS • VALUER • AUCTIONEERS



Kingswood 20 Norfolk Road, Lytham

- Stunning Detached Period House in a Highly Sought After Location
- Standing in Beautiful Large Landscaped Gardens to the Front & Rear
- Central Hallway & Cloaks/WC
- Three Good Sized Reception Rooms & Family Dining Kitchen
- Converted Basement Providing a Gym, Study & Laundry Room
- Four 1st Floor Double Bedrooms
- Two En Suites & Family Bathroom/WC
- Tandem Double Garage & Off Road Parking for a Number of Cars
- Close Walking Distance to the Centre of Lytham
- Leasehold, Council Tax Band G & EPC Rating E

£1,200,000

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



www.johnardern.com



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GROUND FLOOR

OPEN CANOPIED PORCH ENTRANCE

Attractive entrance with two wall mounted coach lights.

ENTRANCE PORCH

1.73m x 1.65m (5'8 x 5'5)

Spacious entrance with a solid wood polished floor. UPVC obscure double glazed window provides excellent natural light. Additional Velux pivoting double glazed roof light and four inset ceiling spot lights. Contemporary wall mounted panel radiator. Inner door to the Cloaks/WC and a hardwood door with an inset decorated glazed panels leading to the Hallway.



CLOAKS/WC

2.18m x 1.32m (7'2 x 4'4)

Two piece modern Duravit white suite comprising: Wash hand basin with chrome mixer tap and splash back tiling, cupboard below and an illuminated mirror above. Semi concealed low level WC with a matching tiled display. Contemporary wall mounted radiator. Pivoting Velux double glazed roof light and three inset ceiling spotlights. Wall mounted extractor fan. Matching polished wood strip floor.



CENTRAL HALLWAY

5.36m x 2.69m (17'7 x 8'10)

Impressive entrance Hall with wood effect flooring. Turned staircase leads off with a spindled balustrade. Ornate corniced ceiling and centre decorative rose. Double panel radiator set behind a decorative screen. Attractive matching hardwood inner doors with inset decorative glazed panels lead off.





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LOUNGE

5.33m x 4.09m (17'6 x 13'5)

Superb principal reception room. A wide bay window overlooks the front garden with inset leaded double glazed period style sash windows and fitted blinds. The focal point of the room is a fireplace with a white display surround, raised polished hearth supporting a gas coal effect living flame fire. To both sides of the chimney breast there are double glazed windows with original stained glass work and leaded lights encapsulated in UPVC units. Corniced ceiling and centre matching rose. Double panel radiator. Aerial point and power socket for a wall mounted TV.



FAMILY SNUG

4.09m x 2.72m (13'5 x 8'11)

Very useful second reception room. Matching leaded double glazed sash windows overlook the front garden with fitted window blinds. Two UPVC double glazed leaded and stained glass windows to the side elevation. Fitted media display surround by Neville Johnson with provisions for a TV. Two contemporary panel radiators. Corniced ceiling and centre rose.

DINING ROOM

5.36m x 4.27m (17'7 x 14'0)

Third spacious reception room approached from both the Hallway and adjoining Kitchen. Large UPVC double glazed picture window with two top opening lights, enjoys elevated views of the extensive walled rear gardens with 'Green Drive' woodland in the back ground. The focal point of the room is a marble inset fireplace with detailed surround and over mantle and having a gas coal effect living flame fire and raised marble hearth. Panel radiator. Picture rails. Ornate corniced ceiling and centre rose. Two wall lights. Square arch leads to the Dining Kitchen.



DINING KITCHEN

6.07m x 3.81m (19'11 x 12'6)

Superb family Dining Kitchen with an excellent range of 'Rational' eye and low level cupboards and drawers with Corian working surfaces, incorporating a matching peninsular breakfast bar with space for four stools. Inset white one & a half bowl sink unit with a chrome mixer tap and molded Corian draining board set in matching work



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surfaces with concealed downlighting. Built in appliances comprise: Neff Electric oven and adjoining combination microwave oven, both with lower pan warming drawers. Neff five ring electric induction hob. Chrome illuminated extractor canopy above. Integrated larder fridge and separate integrated freezer. Corner carousel and slide out pantry storage cupboard. Integrated Miele dishwasher with a matching cupboard front. Wood effect laminate flooring and a kickspace electric floor heater. Corniced ceiling and inset ceiling spot lights. Wall mounted contemporary radiator. Television aerial point. UPVC double glazed picture window enjoying elevated views of the large family rear garden. Additional window to the side elevation with obscure glass gives natural light and an adjoining matching obscure glazed UPVC outer door giving access to the side and rear of the house. Very useful walk in pantry/store cupboard with open shelving and overhead light.



INNER HALL

Leading off the Kitchen with a UPVC obscure double glazed

window to the side elevation. Radiator below. Two overhead inset ceiling spot lights. Useful fitted double low level store cupboard with display top. Staircase leading to the lower floor accommodation.

LOWER FLOOR/CONVERTED BASEMENT

HALLWAY

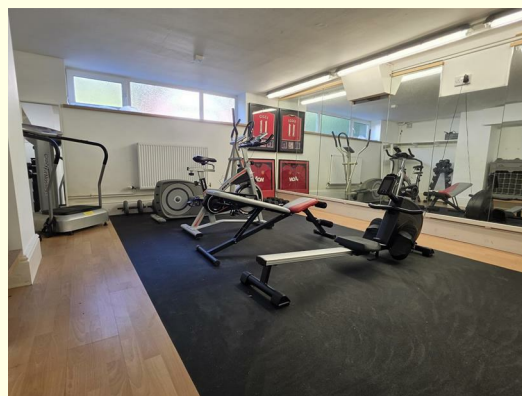
4.24m x 3.35m (13'11 x 11')

With a ceramic tiled floor and number of inset ceiling spot lights. Internet point. Access to crawl space underneath further ground floor rooms.

GYMNASIUM

5.36m x 4.19m (17'7 x 13'9)

Spacious well planned family Gym. High level UPVC double glazed obscure windows with a side opening light. Fitted mirrors to one wall. Double panel radiator. Cupboard contains the electric meter and circuit breaker fuses. Wood effect laminate floor.



STUDY

4.24m x 2.79m (13'11 x 9'2)

Wood effect laminate floor. Panel radiator. Number of inset ceiling downlights. Side high level UPVC obscure double glazed window with a side opening light. Useful walk in store cupboard with an overhead light.



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LAUNDRY ROOM

5.26m x 3.86m (17'3 x 12'8)

Very useful separate Laundry Room with a ceramic tiled floor. UPVC obscure double glazed high level window with a side opening light. Range of low level cupboards with wood effect working surfaces and an inset white single drainer sink unit with splash back tiling. Plumbing facilities for automatic washing machine and space for a tumble dryer. ACV Delta gas central heating boiler with integral programmer control. Double panel radiator. Inset ceiling spot lights and separate wall light. Vent Axia extractor fan. Wall mounted shelving.



FIRST FLOOR LANDING

Spacious central Landing approached from the previously described staircase with a spindled curved balustrade. Original stained glass leaded obscure window has been encapsulated into the UPVC double glazed frame and gives light to the Hall, Stairs and Landing areas. Double panel radiator with decorative screen. Corniced ceiling and centre rose. Access to the loft via a folding ladder. Matching white panelled doors leading off.



BEDROOM ONE

5.33m x 3.30m (17'6 x 10'10)

Very spacious and tastefully decorated double bedroom with a wide walk in bay with UPVC double glazed sash windows, enjoying views to the front aspect with views along Norfolk Road. The bedroom has an excellent range of fitted wardrobes with canopy lighting and central double mirrored doors. Matching kneehole dressing table with mirror and canopy lighting above. Matching bedside drawer units. Corniced ceiling. Double panel radiator.



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BEDROOM SUITE TWO

4.57m x 4.01m (15' x 13'2)

Large double En suite bedroom with a UPVC double glazed window enjoying superb views looking over the rear garden with mature woodland bordering 'Green Drive' in the back ground. Two top and two side opening lights. Corniced ceiling and centre rose. Double panel radiator. Provision for wall mounted television. Door to the En Suite.



BEDROOM SUITE THREE

5.41m x 2.72m (17'9 x 8'11)

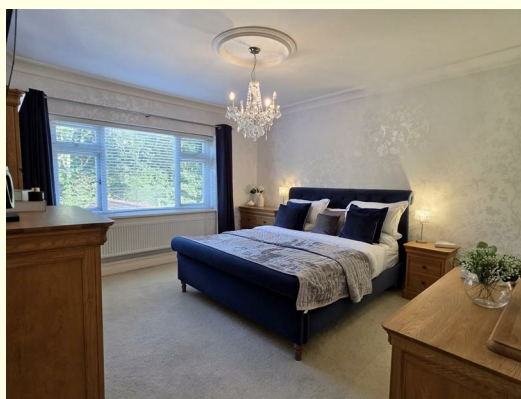
Third double bedroom suite with UPVC double glazed leaded sash windows overlooking the front garden. Wall mounted double panel radiator. Additional obscure double glazed window with top opening light to the side elevation. Fitted computer desk/dressing table by Neville Johnson and having drawer units to the side. Corniced ceiling and centre rose. Further inset ceiling spot lights. Door to the En Suite.



EN SUITE SHOWER ROOM/WC

2.21m x 1.73m (7'3 x 5'8)

Three piece modern white suite comprises: Wide shower cubicle with an overhead rain drop shower, additional hand held shower attachment and fixed glazed screens. Duravit vanity wash hand basin with cupboards beneath, chrome mixer tap and mirror over with display shelving and lighting. Wall mounted shaving point. The suite is completed by a corner semi concealed low level WC. White heated ladder towel rail. Corniced ceiling and extractor fan. Ceramic wall and floor tiles.



EN SUITE SHOWER ROOM/WC

2.21m x 2.13m (7'3 x 7')

Three piece modern white suite comprises: Wide shower cubicle with an overhead rain drop shower and separate hand held shower attachment. Fixed glazed screens. Duravit vanity wash hand basin with cupboards beneath and a chrome mixer tap, Mirror over with display shelving and lighting above. Wall mounted shaving point. The suite is completed by a semi concealed low level WC. White heated ladder towel rail. Corniced ceiling and wall mounted extractor fan. Obscure double glazed outer window with side opening light. Ceramic floor and wall tiles.



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BEDROOM FOUR

4.04m x 3.91m (13'3 x 12'10)

Fourth large double bedroom. UPVC double glazed window with a side and top opening light overlooking the extensive family rear gardens. Double panel radiator. Corniced ceiling and centre rose. Aerial point and socket for a wall mounted TV.



PRINCIPAL BATHROOM/WC

2.97m x 2.72m (9'9 x 8'11)

Five piece white suite comprises: Tiled panelled bath with a tiled display shelf and inset taps and hand held shower attachment. Corner tiled step in shower compartment with an over head shower and additional hand held shower with a pivoting glazed outer door. Villeroy & Boch vanity wash hand basin set in a display surround with cupboards below and illuminated mirror above. Wall mounted shaving point. The suite is completed by a low level WC and separate bidet. White heated ladder towel rail. Two obscure double glazed windows to the side elevation with top opening lights. Further radiator with centre mirror and towel rail. Useful corner linen store cupboard. Ceramic floor and wall tiles.



OUTSIDE

To the front of the property there is a walled lawned garden with well stocked flower and shrub borders. Approached through double opening wrought iron gates with a long driveway providing excellent off road parking and which leads down the side of the house with a further set of double opening timber gates which leads to further private parking and the DOUBLE GARAGE.

To the immediate rear there are stunning and extensive family walled which have been laid to lawn with very well stocked shrub, flower and mature tree borders. A stone paved terrace adjoins the rear of the house with matching pathway leading down the side to the rear kitchen door. Providing a useful bin store area, external gas meter and gate leading directly to the front garden. External lighting.

Central stone steps with wrought iron hand rails lead to further lower gardens, again laid principally to lawn with brick paved pathways and superb curved landscaped borders. The rear garden has an timber framed arbour and a large insulated SUMMER HOUSE with power points, double glazing and double opening doors. The back drop to the gardens is the mature woodland which borders 'Green Drive' woodland walk which in turn borders Green Drive Golf Course.

To the side there is a private 'kitchen' garden area with an aluminium framed greenhouse, shed and timber store. External power points and garden tap.



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SUMMER HOUSE

TANDEM DOUBLE GARAGE

11.30m x 4.19m (37'1 x 13'9)

Brick constructed and extended tandem DOUBLE GARAGE with an electrically operated up & over door. Four double glazed windows give natural light. Side UPVC personal door. Glazed ceramic sink with a cold water supply. The garage has power, light and water supplies connected. Part under drawn ceiling for storage and fitted workbench and shelving at the rear.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an ACV Delta gas central heating boiler in the Laundry Room serving panel radiators and domestic hot water.

DOUBLE GLAZING

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

LOCATION

This superior detached residence is situated in arguably one



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of Lytham's finest residential addresses being within minutes from GREEN DRIVE GOLF COURSE on only a short few minutes walk into the centre of Lytham with it's attractive shopping facilities and town centre amenities. The property is also close to St Bede's senior and St Peter's primary schools together with Lytham C of E. The property stands in very spacious gardens which must be inspected to be fully appreciated and backs on to 'Green Drive' woodland walk. Internal inspection is strongly recommended.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £5.26. Council Tax Band G

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.

Digital Markets, Competition & Consumers Act 2024

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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		
	53	78
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		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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