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2 Willow Drive, Wrea Green

- Spacious Detached Family House
- Three Reception Rooms & Conservatory
- Central Hallway & Cloaks/WC
- Breakfast Kitchen
- Four Double Bedrooms
- Shower Room/WC & Bathroom/WC
- Large Walk In Loft Rooms with Utility Area
- Good Gardens, Double Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band G & EPC Rating D

£445,000

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



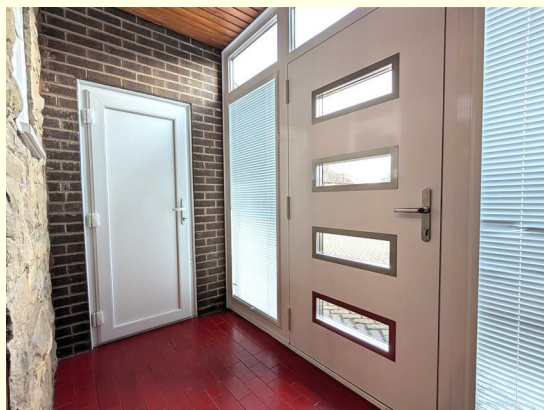
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2 Willow Drive, Wrea Green

GROUND FLOOR

ENTRANCE VESTIBULE



Approached through an outer door with inset double glazed panels. Full length double glazed panels to either side of the door. Fitted integral window blinds. Tiled floor. Overhead light. UPVC door leads to the integral double Garage. Inner glazed door leading to the Hallway.

HALLWAY

Spacious central Hall. Staircase leads off to the first floor with a spindled balustrade. Useful built in cloaks/store cupboard with hanging rail. Single panel radiator. Two wall lights. Corniced ceiling. Telephone point.

CLOAKS/WC

5'6" x 4'11"



Hardwood obscure double glazed window with a top opening light. Two piece white suite comprises: Wash hand basin with a centre mixer tap. Low level WC. Part tiled walls. Corniced ceiling. Single panel radiator.

LOUNGE

21'11 x 12'1



Very spacious principal reception room approached through double opening decorative glazed doors from the Hallway. Two UPVC double glazed windows overlook the front garden, both with side opening lights. Two panel radiators below with display shelves. Feature circular obscure double glazed windows to both side elevations provide further excellent natural light. Corniced ceiling. Television aerial points. Focal point of the room is a raised marble fireplace supporting a gas coal effect living flame fire. Picture wall light above.

STUDY

10'1 x 9'11



UPVC double glazed opening window overlooking the garden with fitted window blinds. Corniced ceiling and overhead light. Good range of fitted furniture comprising a kneehole desk with cupboards and drawers below. Wall mounted glazed display unit and adjoining wall mounted cupboard. Double panel radiator.

DINING ROOM

12'9 x 9'11



Third good sized reception room. Again leading off the central Hall. Corniced ceiling. Single panel radiator. Double opening glazed doors overlook and give direct access to the Conservatory. Matching full length glazed panels to either side of the doors.

CONSERVATORY

12'9 x 10'9



Spacious Conservatory with UPVC double glazed windows overlooking the rear gardens. Two opening lights. Double opening central double glazed doors lead to the Garden. Fitted integral blinds. Pitched glazed roof. Double panel radiator. Wood effect laminate flooring. Two wall lights. Television aerial point.

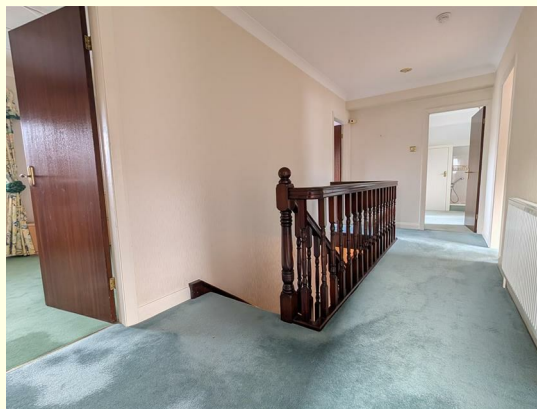
BREAKFAST KITCHEN

17'9 x 8'6



UPVC double glazed window overlooks the rear garden with two side opening lights and window blinds. Range of eye and low level cupboards and drawers incorporating a glazed display unit and canopied lighting above. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring electric induction hob. Illuminated extractor above. Neff electric oven and grill. Neff microwave oven above. Integrated fridge. Plumbing for a dishwasher. Double panel radiator. Wood effect laminate flooring. Corniced ceiling. Television aerial point. UPVC outer door with inset obscure double glazed panels leads to the side of the property.

FIRST FLOOR LANDING



Central spacious landing approached from the previously described staircase with a matching spindled balustrade. Single panel radiator. Corniced ceiling with three inset spot lights. Matching doors leading off.

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BEDROOM ONE

19'6 x 9'11



Well proportioned principal double bedroom. Double glazed window overlooks the rear aspect with two side opening lights and fitted window blinds. Single panel radiator. Corniced ceiling. Good range of fitted bedroom furniture comprises: Bank of wardrobes with three adjoining drawer unit. Matching bedside units with a headboard and further five drawer unit. Telephone point.

BEDROOM TWO

12' x 10'10



Second fitted double bedroom. Double glazed window enjoys an outlook to the front of the property with two side opening lights and window blinds. Single panel radiator. Corniced ceiling. Two matching glass topped bedside drawers. Bank of wardrobes with adjoining shelving display and cupboard below. Corner dressing table with drawers and a display shelf below. Fitted wall mirror.

BEDROOM THREE

12' x 10'10



Third double bedroom. Double glazed window overlooks the front aspect. With two side opening lights and having window blinds. Additional feature circular obscure double glazed window to the side elevation. Corniced ceiling. Single panel radiator. Fitted double wardrobe. Glass topped dressing table with cupboards and drawers below.

BEDROOM FOUR

12'11 x 9'11

Fourth good sized double bedroom. Double glazed window to the rear elevation. Two side opening lights and window blinds. Access to the loft space. Corniced ceiling. Single panel radiator. Fitted wardrobes and adjoining shelving. Knee-hole dressing table/desk with cupboard and drawer below. Adjoining corner cupboards.

SHOWER ROOM/WC

7'2 x 5'4



Obscure double glazed opening window to the side elevation. Three piece suite comprises: Step in shower cubicle with a pivoting glazed door and a plumbed shower. Roca low level WC. Roca pedestal wash hand basin with a centre mixer tap. Illuminated mirror above and shaving point. Single panel radiator. Part tiled walls. Corniced ceiling.

BATHROOM/WC

10'6 x 9'7



Large principal family Bathroom comprising a three piece suite. Obscure double glazed opening window to the front aspect. Sunken bath with a centre mixer tap and hand held shower attachment. Vanity wash hand basin with a cupboard below. Wall mirror and two wall lights. Adjoining bathroom cabinet. Low level WC completes the suite. Wall mounted radiator incorporating a mirror. Built in airing cupboard houses a hot water cylinder with shelving for linen storage. Additional built in linen store cupboard with shelving. Door leads to the walk in Loft Rooms.

LOFT ROOMS

Two spacious boarded loft rooms situated above the double Garage, providing excellent storage space and offering further potential for development, subject to usual consents. Having power and light connected. Plumbing for a washing machine and space for a tumble dryer.

OUTSIDE



To the front of the property is an open plan lawned garden with curved flower and shrub borders. An adjoining block paved driveway provides good off road parking and leads directly to the Garage. UPVC side gate leads to the rear Garden.

To the immediate rear is a good sized enclosed family garden which has been laid to lawn with block paved sun terraces and matching pathways. Side flower and shrub borders. External lighting.



DOUBLE GARAGE

21'11 x 14'7

Integral garage approached through an electric up and over door. Internal UPVC personal door leading to the Entrance Vestibule. Power and light connected. Wall mounted gas and electric meters. Garden tap. Wall mounted Worcester gas central heating boiler. Two UPVC obscure double glazed windows provide some natural borrowed light. UPVC outer door with an inset obscure double glazed panel leads to the rear garden. Useful range of fitted eye and low level cupboards and wine rack. Space for a tumble dryer, additional fridge/freezer etc.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION

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

LOCATION

This four bedrooom detached family house stands on a large plot and offers spacious family accommodation. Enjoying a central location in the heart of the village of Wrea Green which is possibly one of the County's finest traditional villages with its centre GREEN incorporating a cricket square and duck pond and surrounded by local amenities including village post office and shop, primary school and the well known Grapes pub. From the village, Lytham St Annes, Warton incorporating BAE Systems and

2 Willow Drive, Wrea Green

Kirkham centres are all a close drive away. There is also easy access from the village to the M55 motorway junction at Kirkham which leads to the M6 and beyond. Viewing recommended to appreciate the potential this property has to offer. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

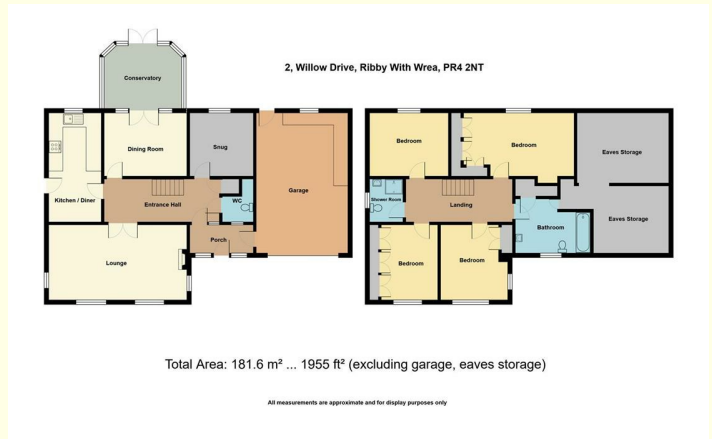
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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 February 2025



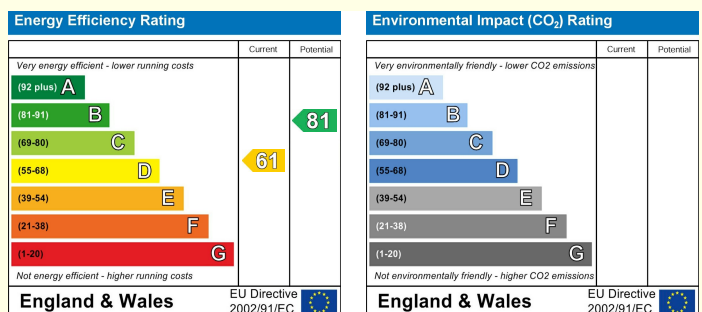
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