



ESTATE AGENTS • VALUER • AUCTIONEERS



## 4 Fletcher Drive, St. Annes

- Modern Detached Family House
- With West Facing Views Towards the Sand Dunes
- Principal Lounge & Cloaks/WC
- Modern Fitted Breakfast Kitchen
- Open Plan Dining Orangery Extension
- Three 1st Floor Bedrooms & Bathroom/WC
- 2nd Floor Principal Bedroom with En Suite Shower/WC
- Garage & Driveway for Off Road Parking
- Enclosed Garden to the Rear
- Freehold, Council Tax Band E & EPC Rating C

**Offers Over £300,000**

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



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



## 4 Fletcher Drive, St. Annes

### GROUND FLOOR

#### ENTRANCE VESTIBULE

1.70m x 1.07m (5'7" x 3'6")

Approached through an outer door with an inset obscure double glazed panel. Double panel radiator. Overhead light. Wall mounted electric consumer unit. Fitted door matting. Inner panelled door leading to the Lounge.

#### LOUNGE

4.93m x 3.12m (16'2" x 10'3")

Spacious principal reception room. UPVC double glazed window enjoys the views to the front aspect with a top opening light and fitted Roman window blind. Double panel radiator. Attractive laminate wood effect flooring. Television aerial point. Telephone/internet point. Matching white panelled door leading to the Inner Hall.



#### INNER HALLWAY

1.88m x 1.63m (6'2" x 5'4")

Matching laminate wood effect flooring. Double panel radiator. Overhead light. Turned staircase with a side hand rail leads to the first floor. Wall mounted central heating programmer control. Matching white panelled doors leading off.

#### CLOAKS/WC

1.42m x 0.94m (4'8" x 3'1")

Modern two piece white suite comprises: Low level WC. Pedestal wash hand basin with stainless steel taps and splash back tiling. Single panel radiator. Matching wood effect laminate flooring. Wall mounted extractor fan and overhead light.

#### BREAKFAST KITCHEN

5.69m x 2.29m (18'8" x 7'6")

Modern family Breakfast Kitchen re fitted in September 2023. Being open plan to the feature adjoining Dining Orangery Extension also added in 2023. UPVC double glazed window overlooks the rear garden with a side opening light. Fitted window blinds. Good range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap set in laminate working surfaces with matching splash back. Built in appliances comprise: Lamona four ring gas hob with a glass splashback. Contemporary illuminated extractor above. Electric oven and grill with a microwave oven above. Integrated Lamona slimline dishwasher, washing machine and tumble dryer, all with matching cupboard fronts. Space for a large fridge/freezer. Matching full length cupboards to either side and wine rack above. Concealed wall mounted Ideal combi gas central heating boiler. Wall mounted column radiator. Matching laminate wood effect flooring. Two overhead lights. Square arch leading to the adjoining Orangery.



#### DINING ORANGERY

3.71m x 2.87m (12'2" x 9'5")

Well proportioned Orangery with a double glazed lantern ceiling and canopied inset spot slights. UPVC double glazed sliding patio doors overlook and give direct access to the rear garden. Fitted vertical blinds. Three matching UPVC double glazed deep windows with fitted blinds and top opening lights also overlook the rear gardens. All with display sills. Matching wood laminate flooring. Wall mounted slimline electric panel heater.



#### FIRST FLOOR LANDING

Central landing approached from the previously described turned staircase with a white spindled balustrade. A UPVC double glaze opening window to the half stairs provides good natural light. Fitted window blinds. Continuing staircase to the 2nd floor principal en suite bedroom. Matching white panelled doors leading off to all 1st floor rooms.



# 4 Fletcher Drive, St. Annes



## BEDROOM TWO

3.86m x 2.84m (12'8 x 9'4)

Good sized double bedroom with a UPVC double glazed window enjoying an outlook to the front elevation with views along Clifton Drive North and the sand dunes opposite. Two side opening lights and fitted roman window blinds. Single panel radiator. Overhead light.



## BEDROOM THREE

3.40m x 3.12m (11'2 x 10'3)

Third good sized double bedroom. UPVC double glazed window overlooks the rear elevation with a side opening light and fitted window blind. Single panel radiator and overhead light.



## BEDROOM FOUR

2.90m x 2.79m (9'6 x 9'2)

Fourth well proportioned bedroom currently furnished as a Study. Double glazed window overlooking the front of the property with a top opening light. Fitted window blind. Single panel radiator and overhead light.



## BATHROOM/WC

2.49m x 2.34m (8'2 x 7'8)

Family bathroom comprising a three piece white suite. UPVC obscure double glazed window to the rear elevation with a side opening light and fitted window blinds. Panelled bath with a centre mixer tap and hand held shower attachment. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Ceramic splash back tiling. Single panel radiator. Overhead light and wall mounted extractor fan.



## SECOND FLOOR

Landing area leading to the principal en suite double bedroom. Overhead light.

## BEDROOM SUITE ONE

6.02m max into dormer x 3.30m (19'9 max into dormer x 10'10)

Pitched roof with a double glazed pivoting roof light to the rear elevation and having an integral window blind. UPVC double glazed window set into the front dormer enjoys lovely views along the sand dunes. Top opening lights, fitted blinds and display sill. Double panel radiator. Overhead light. Wall mounted central heating programmer control. Door reveals a very useful walk in carpeted store room 7'7 x 3'3 (some restricted head height). Matching white panelled door leading to the En Suite.



## EN SUITE SHOWER/WC

2.29m x 1.55m (7'6 x 5'1)

Double glazed pivoting roof light set into the pitched ceiling and with an overhead light. Three piece white suite comprises: Step in shower cubicle with a glazed folding door and plumbed shower. Pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Double panel radiator.



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## OUTSIDE

To the front of the property is an open plan lawned garden with a stone flagged pathway leading to the front covered entrance with an external wall light. An adjoining block paved driveway provides off road parking and leads directly to the Garage. External gas and electric meters. The property is also on a water meter. Timber gate leading directly to the rear garden.

To the immediate rear is an attractive enclosed garden with a stone flagged patio area and rear lawned area. Side flower and shrub borders. Additional stone flagged patio to the rear corner of the garden. Timber garden shed. Outside tap.



## GARAGE

4.93m x 2.36m (16'2 x 7'9)

Approached through an up and over door. Power and light connected.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water. The Orangery has a slimline electric panel heater.

## 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 E

## MAINTENANCE

A management company (Gateway) is in place to administer and control outgoing expenses to common parts. A figure of £140 per annum is currently levied.

## LOCATION

This superbly appointed four bedroomed detached family house was constructed in 2016 by Persimmon Homes and is situated on the smaller 1st phase of the Coastal Dunes development. Extended by the current owners in 2023 with the addition of a Dining Orangery with a new fitted Breakfast Kitchen at the same time. The current Vendors have also purchased the Freehold for the property. Having delightful front west facing views of the famous sand dunes. The beach being only yards away. Fletcher Close is well placed for both St Annes and Blackpool town centres with transport services readily available yards away on Clifton Drive North. Squires Gate train station for the Blackpool South line is also within easy as is the M55 motorway access. An internal viewing is essential to appreciate the family accommodation this property has to offer.

## 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)

## Digital Markets, Competition and Consumers Act 2022

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 January 2026



Total Area: 121.4 m<sup>2</sup> ... 1306 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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	

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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