



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



4 Kintour Road, Lytham, Lancashire FY8 4AE

**Guide Price
£850,000**

This Modern Chalet Detached Family Home, Recently Extended & Refurbished to a High Standard, is Set in a Quiet, Secluded and Highly Desirable Location. Accessed Via Gated Drive. The Property Briefly Comprises: Reception Hallway, Stunning Open Plan Liv



Porch Entrance 5'3" x 4'5" (1.62m x 1.36m)
Well sized entrance porch approached though an outer door with double glazed obscure glass surround, two side double-glazed windows, spot lighting and an inner door opening to the entrance hall.

Entrance Hall 10'0" x 12'2" (3.07m x 3.73m)
Welcoming entrance to the property, open plan to the rest of the home creating an inviting feel, with beautiful views through the living space into the rear garden. With a stunning lightwood staircase with glass balustrade, under stair store cupboard, and secure entry phone system.

Rear Extended Dining Kitchen 35'1" x 18'10" (10.71m x 5.75m)
This impressive open plan kitchen dining living space boasts Italian tiled floor with under floor heating and spotlighting throughout. Partly pitched ceiling with double glazed Velux windows, and two double glazed bi-folding doors opening onto the private rear gardens, flood the room with light and beautiful garden views. The kitchen area features a range of fitted wall and base units with Granite work surface, including a peninsula unit with breakfast bar and matching kitchen island. Inset stainless steel sink unit with moulded granite draining board and chrome mixer tap. Feature gas AGA cooker with illuminated extractor canopy above and space and plumbing for American style fridge freezer.

Lounge 11'11" x 23'3" (3.64m x 7.10m)
A large, carpeted living room provides a cosy closed off space for lounging. With a double-glazed window to the front, double doors opening to the Sun Lounge, an exposed brick fireplace with solid wood mantle and cast iron multi fuel stove. Radiator, ceiling lights.

Sun Lounge 14'6" x 8'5" (4.44m x 2.57m)
With access through double wooden doors from the lounge, this well-built sunroom has bi folding double-glazed doors providing stunning views and access to the enclosed rear garden. Pitched ceiling with double glazed pivoting roof light and wall lights.

Study/Craft Room 9'10" x 11'9" (3.00m x 3.60m)
Currently used as a craft room but could be converted into a study/office, children's playroom or a ground floor guest bedroom. With a radiator and a double-glazed window to the front.

Utility Room 7'8" x 9'10" (2.35m x 3.00m)
Great sized utility room with spotlighting, a range of fitted wall and base units with laminate work surface and inset single stainless steel sink unit with chrome mixer tap. Space and plumbing for washing machine and dishwasher, double glazed windows to front and side with door opening to rear.

Cloaks/WC 5'6" x 9'5" (1.68m x 2.88m)
Two-piece suite comprises vanity unit with onset wash hand basin with chrome mixer tap and WC. Wall mounted chrome heated ladder towel rail, spotlighting and an obscure double-glazed window to the front.

Double Garage 17'4" x 24'0" (5.30m x 7.34m)
Brick constructed integral double garage with electronically operated up & over door and rear uPVC double glazed door and matching side window giving natural light. Power, light and adjoining water supplies. Wall mounted circuit breaker fuse box. Gas meter. Recently installed Worcester gas central heating boiler and adjoining insulated hot water tank.

First Floor Landing 12'3" x 10'11" (3.75m x 3.33m)
Bright and spacious, this impressive first floor landing has carpeted flooring, a double-glazed window to the front, a stunning pendant light, automatic spotlighting, radiator and access to first floor bedrooms and a bathroom.

Master Bedroom Suite 15'8" x 14'5" (4.79m x 4.40m)
Large master bedroom suite benefitting from a great-sized walk-in dressing room and en suite. With laminate flooring, a range of fitted wardrobes with mirrored sliding doors, a double-glazed window to the rear and a ceiling light.

En Suite 7'8" x 10'9" (2.35m x 3.29m)
Modern three-piece white suite comprising of a stunning freestanding bath with freestanding chrome mixer tap and hand shower, vanity wash hand basin with chrome mixer tap, and WC. Spot lighting, chrome heated towel rail, extractor fan and an obscure double-glazed window to side.

Walk In Dressing Room 6'11" x 8'5" (2.11m x 2.58m)
Great sized walk-in dressing room with a range of storage options with open hanging rails and side shelving, a dressing table and spotlighting.

Bedroom Two 16'11" x 10'9" (5.18m x 3.29m)
Double bedroom with laminate flooring, spotlighting, a radiator and double-glazed window to the rear overlooking the garden.

Bedroom Three 11'10" x 12'11" (3.62m x 3.95m)
Double bedroom with carpeted flooring, radiator, double-glazed window to the rear garden and a ceiling light,

Bedroom Four 13'6" x 8'7" (4.12m x 2.63m)
Good sized bedroom with laminate flooring, radiator, ceiling light and double-glazed window to the front.

Bathroom 11'9" x 7'6" (3.60m x 2.31m)
Four-piece suite comprising: freestanding bath with chrome mixer taps, vanity wash hand basin with chrome mixer tap, step in shower with wall mounted shower attachments, and WC. Spot lighting, extractor. Chrome heated ladder towel rail. Obscure double-glazed window to the rear.

Outside
To the front of the property the gardens are approached through double gates leading onto a stone flagged driveway which approaches the integral double garage. There are lawned gardens to the front with well stocked shrub and flower beds supporting mature trees and plants. External garden tap. The exterior of the property has been K rendered.

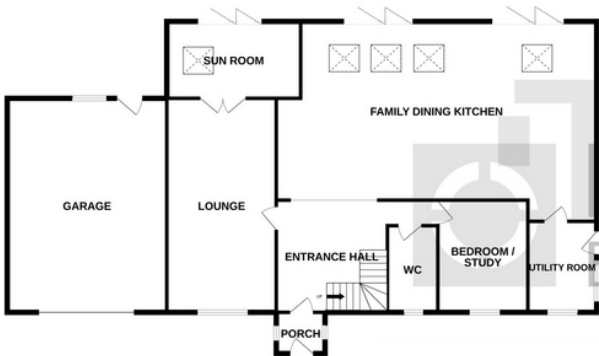
To the immediate rear there is a delightful, enclosed garden laid to lawn with well stocked shrub and flower borders and having slate flagged patio and pathways adjoining the property. Central timber decked patio and adjoining slate chipped private side garden with aluminium greenhouse and timber chalet. Outside lighting, power points and garden

Additional Information
Tenure Freehold
Council Tax Band -



Floor Plans

GROUND FLOOR
1920 sq.ft. (178.4 sq.m.) approx.



1ST FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA : 3117 sq.ft. (289.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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