



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



8 King Edward Avenue, Lytham St. Annes FY8 1DP

**Offers In The
Region Of**

*This charming four-bed detached property, a stone's throw from the seaside, boasts modern living, spacious gardens and ample parking. Lovingly updated to a high standard by its owners, it's a must-see! * VIDEO TOUR AVAILABLE **



Porch

Expansive porch featuring carpeted flooring and an integrated carpet door mat. The porch is adorned with UPVc double glazed leaded French doors and full-length UPVc double glazed windows on the front and sides. It includes spotlights throughout. UPVc double glazed French doors leading to the entrance hallway.

Entrance Hall

Welcoming and spacious entrance hallway featuring newly fitted Ted Todd Herringbone style wood flooring. It is well-lit by two ceiling lights and warmed by two radiators. The hallway provides access to all first-floor rooms through modern wooden internal doors with chrome handles. A carpeted staircase, accented with a wooden banister and feature glass panels, leads to the first floor. Additionally, the hall boasts a large storage cupboard equipped with coat hooks, shelving, and alarm system controls.

Kitchen Breakfast Room

A stunning Carl Josef fitted kitchen featuring unique curved wall and base units in a bespoke muted blue finish with Quartz countertops. The kitchen is illuminated by under-cabinet lighting and spotlights, complemented by newly fitted Montpellier porcelain tiled flooring. Integrated appliances include a 70/30 fridge freezer, an additional under-counter freezer, a dishwasher, and a wall-mounted double electric oven/grill and oven/microwave. The kitchen also boasts a Siemens induction hob with an integrated hood above, and an inset sink with a chrome Quooker hot tap. Ample storage is provided throughout, including a large larder cupboard, and there is additional space for a small breakfast table. Two UPVc double glazed windows at the front fill the kitchen with light from the courtyard, with rear access via the utility room.

Utility Room

An impressively large utility room featuring carpet tiles and spotlights. It is equipped with sleek white gloss wall and base units, providing ample storage space. There is room and plumbing for a washing machine and tumble dryer, and the room includes a large Belfast style sink with a chrome mixer tap. The utility room offers convenient access with internal doors leading to the kitchen and the double garage, a UPVc door opening to the rear courtyard, and another UPVc door leading to the driveway.

Living/Dining Room

A stunning traditional-style living/dining room featuring beautiful ceiling paneling and two ceiling roses. This spacious room is adorned with Montpellier porcelain tiled flooring and a magnificent fireplace with a gas living flame fire, a marble base and hearth, and an ornately carved surround and mantelpiece. The room is kept warm by two radiators and includes a UPVc double glazed window to the rear. An opening leads to the impressive conservatory, seamlessly blending indoor and outdoor living spaces.

Conservatory

An impressively large conservatory wrapping around the rear of the property, this space floods the ground floor with natural light through a large array of UPVc double glazed windows offering stunning views of the beautiful rear garden. It is accessible from the lounge through UPVc French doors and from the living/dining room via an open archway. Another set of UPVc French doors leads directly into the expansive rear garden, stepping down onto a paved patio area. The conservatory features Montpellier porcelain tiled flooring, vaulted ceilings with spotlights, two radiators, making it a comfortable and stylish addition to the home.

Lounge

A spacious carpeted lounge featuring a beautiful fireplace with a gas living flame fire, marble base and hearth, and a traditionally carved mantel. UPVc French doors open to the sunroom, enhancing the flow of natural light. The room is elegantly finished with a ceiling light, wall lights, and a radiator with a bespoke cover, creating a warm and inviting atmosphere.

Bedroom Three

A large ground floor double bedroom, currently used as a family room, featuring Ted Todd Herringbone style wood flooring. The room is brightened by UPVc double glazed windows on the front and side, and is equipped with a radiator and ceiling light for comfort and illumination.

Bedroom Four

A ground floor double bedroom featuring carpeted flooring, a radiator, and a ceiling light. The room is brightened by a large UPVc double glazed window to the front, providing ample natural light.

Study

A good-sized study, ideal for use as an office or snug, featuring carpeted flooring, a radiator, and a ceiling light for a comfortable atmosphere. The room is illuminated by two UPVc double glazed windows to the front, providing natural light and a pleasant environment for work or relaxation.

Bathroom

A modern fitted shower room offering a sleek and functional design. The tiled floor is complemented by electric underfloor heating for added comfort. Fully tiled walls and spotlights throughout create a contemporary ambiance. The room features a floating wood effect vanity unit with his and hers sinks and chrome mixer taps, along with a WC with a wall-mounted button flush. A large shower area includes a chrome rain head, an additional shower attachment, modern thermostatic controls, and glass sliding doors. Two UPVc double glazed obscured windows provide privacy, while a chrome heated towel rail adds convenience. An additional medicine cabinet with a mirrored door completes the practical amenities of the space.

First Floor Landing

The first-floor landing boasts carpeted flooring and a stylish wooden stair banister with glass panels, adding a modern touch to the space. Access to the loft is provided via a hatch, while a radiator ensures comfort throughout the area. The landing offers access to two double bedrooms, providing convenience and privacy. Additionally, the space benefits from a light tunnel, filling the hall with natural light.

Bedroom One

A spacious double bedroom featuring thick pile carpeted flooring for added comfort. Two UPVc double glazed windows on the side brighten the room with natural light, complemented by spotlights and two radiators. The bedroom includes fitted wardrobes, offering ample storage, and a generous dressing area for added convenience. Additionally, there is access to a large walk-through eaves storage space.

Dressing Room

Purpose built dressing room, with carpeted flooring, UPVc double glazed window to the side, and an array of fitted wardrobes, a large drawer unit and a dressing table. The space also provides access to the Jack and Jill en suite shower room.

Ensuite

En suite shower room with Jack and Jill access from both first floor bedrooms. With tiled flooring and electric under floor heating, tiled walls and spotlights throughout. Floating wood effect vanity unit houses his and hers sinks with chrome mixer taps, wall mounted feature mirror with inset shelving, WC with wall button flush, and a corner shower cubicle with sliding doors, chrome rain head, additional shower attachment and thermostatic controls. The room boasts high ceilings with two UPVc double glazed Velux windows.

Bedroom Two

Great sized double bedroom with access to the shared en suite shower room. With two UPVc double glazed windows to the front, newly fitted carpeted flooring, radiator and ceiling light.

Double Garage

Large double garage with electric up and over door to the front, lighting and power throughout, rubber tiled flooring and a range of wall units providing storage solutions and housing the Worcester Bosch boiler.

External

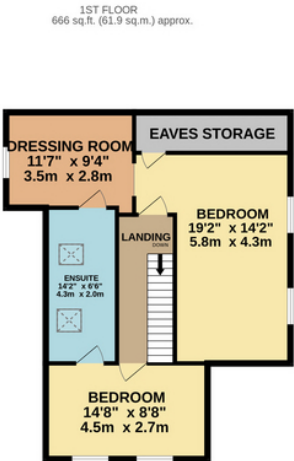
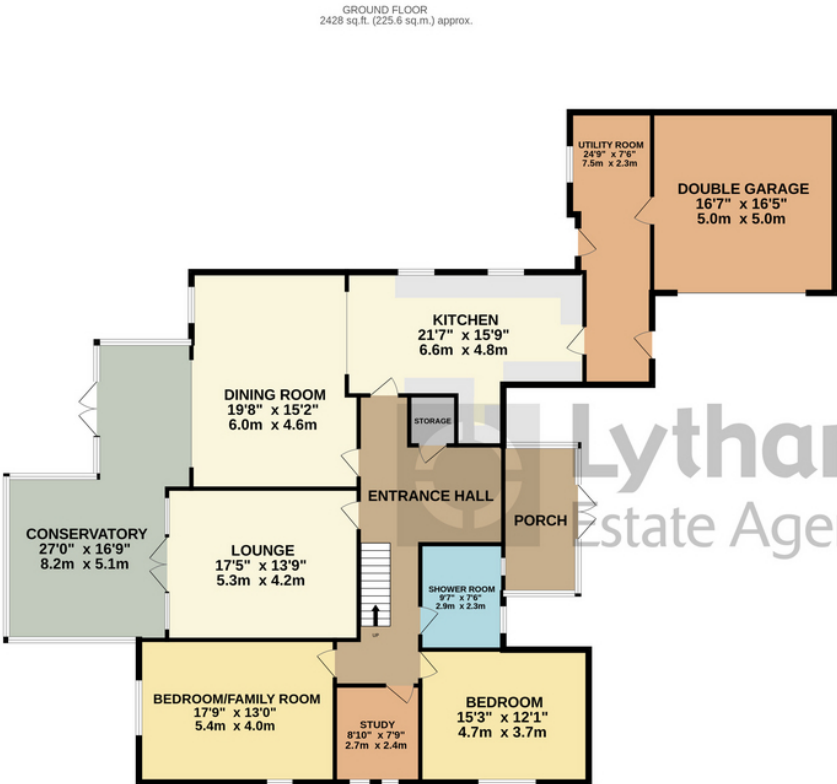
The property sits on a large corner plot with a wrap around garden surrounding the home. The entrance boasts electronically controlled double wooden gates leading to the exceptionally large driveway with parking for multiple vehicles. The driveway then leads to the entrance porch, access door to the utility and to the double garage with electric up and over door. The extensive gardens mainly consist of a large laid lawn, decorated with mature plants, trees and bushes to the front and side of the home, with access into the sun room via French doors. There is also a range of external lighting including motion censored security lights. Adjacent to the lawn you will find a large block paved patio area with ample space for outdoor dining, with the added bonus of a newly built summer house. The garden then leads to a private courtyard via a wooden gate, with access into the property via a UPVc door to the utility room. The courtyard also benefits from a great sized wooden garden shed.

Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner’s express prior written consent. The website owner’s copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties



Floor Plans



TOTAL FLOOR AREA : 3094 sq.ft. (287.4 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.

Made with Metropix ©2024