



**Lytham**  
Estate Agents

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**200 St. Annes Road East, Lytham St. Annes FY8 3HT**

**Guide Price**  
**£975,000**

*This Stunning Period, Characterful Family Home is Situated Just a Short Drive from the M55 Motorway, Within Easy Reach of St Annes Beach and Royal Lytham Golf Club. Also Benefitting from a DETACHED ONE BEDROOM ANNEXE, This Property is Not One to Miss Out On!*



**Entrance**

Double doors with feature stained glass windows opening to Entrance Porch. Mosaic tiled flooring, ceiling light, coving and wall mouldings. Further door with surrounding stained glass panels opening to:

**Entrance Hallway**

Staircase leading to first floor. Feature floor-to-ceiling mirror. Ceiling lights, coving, wall mouldings, radiator. Doors leading to;

**Living Room**

UPVC double glazed bay window to the front with feature archway. Two built in storage areas. Ceiling light, coving and wall mouldings/panelling, radiator.

**Lounge**

UPVC double glazed bay window to the front corner of the property with two first windows to the front. Feature fireplace with gas fire and stone hearth/surround. Ceiling light, coving and wall mouldings, radiator.

**Dining Room**

UPVC double glazed bay window to front with feature archway and two further windows to the rear. Ceiling light, coving and wall mouldings, radiator.

**WC**

WC with push button flush and wall mounted wash hand basin with twin taps. Ceiling light, extractor.

**Dining Kitchen**

UPVC double glazed window to front and double doors opening to rear. Range of built in wall and base units with contrasting quartz work surface incorporating 1 ½ sink and drainer unit with chrome mixer tap. Feature Smeg Rangemaster with 6 ring gas hob and oven/grill, illuminated extractor above. Space and plumbing for dishwasher and American style fridge freezer. Spot lighting, radiator. Door to;

**Utility Room**

Door opening to rear. Range of fitted wall and base units with contrasting work surface incorporating 1 ½ sink and drainer unit with chrome mixer tap. Space and plumbing for washing machine, tumble dryer and freezer. Door opening to Garage. Spot lighting.

**Second Living Area / Office**

Currently used as an office. UPVC double doors opening to rear.

**First Floor**

Aforementioned staircase leading to first floor landing. Ceiling light, coving and wall mouldings, radiator. Door to airing cupboard housing boiler and loft access. Doors leading to;

**Master Bedroom**

UPVC double glazed bay window to the front corner of the property and two further windows either side. Spot lighting, coving and wall mouldings, radiators. Range of built in wardrobes and storage areas. Discreet double doors opening to;

**En-suite**

UPVC double glazed obscure window to front. Fully tiled three piece suite comprising; jacuzzi bath with wall mounted shower controls, pedestal wash hand basin with chrome mixer tap and WC with push button flush. Spot lighting, extractor, coving. Two ladder style towel radiators. Two wall mounted mirrored vanity cabinets.

**Bedroom Two**

UPVC double glazed windows to side. Spot lighting, coving and wall mouldings, radiator. Range of built in wardrobes and display shelving. Door to;

**En-suite**

UPVC double glazed obscure window to rear. Fully tiled three piece suite comprising; step in shower with wall mounted controls, pedestal wash hand basin with chrome mixer tap, WC with push button flush. Ladder style towel radiator. Wall mounted illuminated mirror and wall mounted mirrored vanity cabinet. Spot lighting, coving, extractor.

**Bedroom Three**

UPVC double glazed bay window to front with feature archway. Spot lighting, coving and wall mouldings, radiator. Range of built in furniture including wardrobes, drawers and display shelving. Wall mounted full length mirror.

**WC**

UPVC double glazed inside window to front. Tiled flooring. WC with push button flush. Spot lighting.

**Bedroom Five / Walk in Wardrobe**

Currently presented as a walk in wardrobe with range of built in wardrobes and storage. Spot lighting, radiator, coving. Wall mounted full length mirrors.

**Bathroom**

UPVC double glazed windows to side and rear. Fully tiled two piece suite comprising; panelled bath with chrome mixer tap and wall mounted shower attachment and pedestal wash hand basin with chrome mixer tap. Wall mounted illuminated mirror and wall mounted mirrored vanity cabinet. Spot lighting, extractor. Ladder style towel radiator.

**Bedroom Four**

UPVC double glazed window to side. Spot lighting, coving and wall mouldings, radiator. Range of built in wardrobes and vanity desk area.

**Annexe**

This detached one bedroom self-contained annexe benefits from its own paved patio area. Would be ideal for use as a guest house, holiday rental or for extended family.

**Kitchen**

Range of built in wall and base units with contrasting quartz work surface incorporating 1 ½ sink and drainer unit with chrome mixer tap. Integrated appliances include; Amica rangemaster with four ring induction hob with oven/grill and extractor above, dishwasher. Space and plumbing for fridge freezer. Spot lighting, radiator. Cupboard housing boiler.

**Lounge Dining Area**

Double doors opening to garden area and full length double glazed windows. Spot lighting and wall lights, radiators.

**Bedroom**

UPVC double glazed window to rear and two Velux windows. Wall lights, radiator. Range of build in wardrobes and drawers.

**Bathroom**

Double glazed Velux window. Fully tiled four piece suite comprising; step in shower with wall mounted shower controls, WC with push button flush, bidet with chrome mixer tap and pedestal wash hand basin with chrome mixer tap. Spot lighting, extractor, radiator. Ladder style towel radiator.

**External**

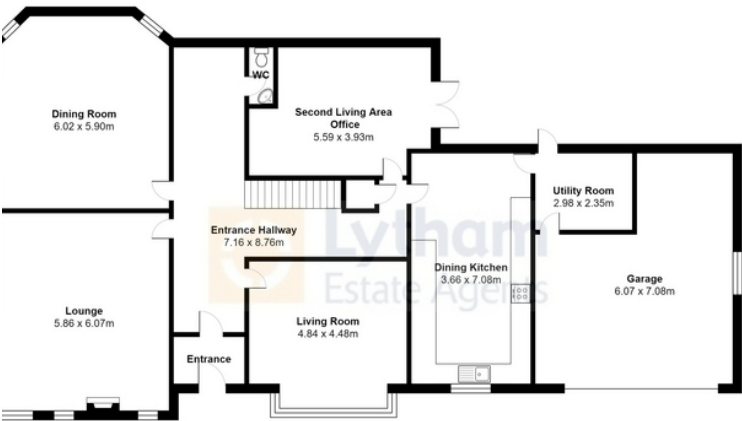
To the front, there are double gates opening to a large sweeping driveway to a rear entrance/exit, offering plenty of off road parking. The property benefits from a large, landscaped garden which is laid to lawn with a variety of bordering mature trees and shrubs affording plenty of privacy.

To the rear, a private garden is also laid to lawn with mature bordering trees, shrubs and climbing plants. An Indian stone patio area provides the ideal space for entertaining guests, whilst a raised terrace offers the ideal breakfast spot, leading to the Breakfast Kitchen.





Floor Plans



Ground Floor  
Area: 218.0 m<sup>2</sup>



First Floor  
Area: 165.3 m<sup>2</sup>



Annexe  
Area: 69.1 m<sup>2</sup>

Total Area: 452.4 m<sup>2</sup>