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16 Fairhaven Road, Lytham St. Annes FY8 1NN

£850,000

Luxurious four-bedroom family home steps from St Annes Beach and Fairhaven Lake, featuring spacious, elegant living areas, ample off road parking and a stunning landscaped garden.



Entrance Vestibule

Aluminium double glazed large external door to the front. Exposed brick walls, tiled flooring, and ceiling light. Solid wood obscure leaded glazed door to:

Entrance Hall

Turned staircase leading to the first floor. Coving, marble tiled flooring, under floor heating, ceiling lights and useful under stairs cloaks cupboard. Oak doors lead to the following rooms:

Office

Double glazed bay window to the front and additional window to the side. Laminate flooring, under floor heating, Daikin air conditioning unit, ceiling lights, coving and fitted office furniture incorporating desks and storage.

WC

Two piece white suite, comprising: wall mounted wash hand basin with wall mounted chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Tiled walls and flooring, recessed mirror, spot lighting, under floor heating and extractor fan.

Games Room

Double glazed bay window to the front. Amtico flooring, radiator, under floor heating, coving, spot lighting, TV aerial point and feature pool table light.

Dining Kitchen

UPVC double glazed windows to the side and rear, and two sets of glazed oak double doors to the conservatory. Range of fitted bespoke solid oak wall and base units incorporating matching island, breakfast/dining table, granite work surfaces, double bowl inset sink and drainer with mixer tap and waste disposal unit. Integrated Falcon range cooker with extractor above, Siemens dishwasher and space for American style fridge freezer. Hidden bin store, display cabinets, coving, marble tiled flooring, under floor heating, ceiling lights and spot lighting. Composite obscure double glazed external stable door to the side. Door to:

Utility Room

UPVC double glazed obscure windows to the side and rear. Fitted units with laminate work surface and inset single bowl stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted consumer unit, Worcester boiler and Smart hot water cylinder. Loft hatches, tiled flooring, spot lighting and under floor heating.

Conservatory

Large wrap-around conservatory with UPVC double glazed windows and two sets of French doors to the side and rear, with integral blinds. Marble tiled flooring, under floor heating, wall lights, built-in speakers and two Daikin air conditioning units.

First Floor Landing

Aforementioned turned staircase to the first floor. Further staircase to the second floor. Obscure window to the front. Carpeted flooring, radiator, ceiling light, coving, spot lighting, wall mounted mirror and useful storage cupboard. Doors leading to the following rooms:

Master Bedroom

Double glazed bay window to the front and UPV double glazed window to the rear. Bespoke solid wood fitted furniture incorporating comprehensive range of wardrobes, drawers, bedside units and island dresser. Spot lighting, coving, carpeted flooring, TV aerial point, radiators and wall mounted air conditioning unit. Door to:

En-Suite

UPVC double glazed obscure window to the side. Six piece white suite, comprising: corner jacuzzi bath with wall mounted chrome mixer tap and handheld shower attachment; step-in corner shower unit with wall mounted chrome controls and large shower head; vanity unit with granite work surfaces and inset twin wash hand basins and chrome mixer taps; WC with push button flush; and bidet with chrome mixer tap. Tiled walls and flooring, extractor fan, spot lighting, wall mounted mirror with light, under floor heating, and chrome ladder style towel radiator.

Bedroom Two

Double glazed bay window to the front. UPVC double glazed window to the rear. Bespoke solid wood fitted furniture incorporating wardrobes, cupboards, desk, drawers and shelving. Coving, carpeted flooring, spot lighting, TV aerial point and radiators. Door to:

En-Suite

UPVC double glazed obscure window to the side. Four piece white suite, comprising: bath set in tiled surround, with central chrome mixer tap and body jets; corner shower enclosure with wall mounted chrome controls and overhead rain shower; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled walls and flooring, wall mounted mirrored vanity cabinet, extractor fan, spot lighting, under floor heating, and contemporary wall mounted chrome ladder style towel radiator.

Bedroom Three

UPVC double glazed windows to the side, with integral blinds, and French doors to the rear with Juliet balcony. Fitted wardrobes and dressing table, TV cabinet, bedside units and headboard. Carpeted flooring, spot lighting, and wall lights. Door to:

En-Suite

UPVC double glazed obscure window to the side. Three piece white suite, comprising: corner shower with wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled walls and flooring, extractor fan, under floor heating, spot lighting, chrome ladder style towel radiator and wall mounted mirrored vanity cabinet.

Second Floor Landing

Aforementioned staircase from the first floor. Velux skylight window. Carpeted flooring, eaves access and ceiling light. Doors to the following rooms:

Study/Store Room

Velux skylight windows. Range of fitted eaves storage cupboards. Eaves access, tile effect vinyl flooring, strip lighting and fitted desk.

Bedroom Four

UPVC double glazed window to the rear. Velux skylight windows with integral blinds. Fitted eaves storage cupboards and drawers, with matching dressing table. Carpeted flooring, spot lighting, under floor heating, and TV aerial point. Door to:

En-Suite

Velux skylight window. Three piece white suite, comprising: corner shower enclosure with Mira electric shower unit and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, extractor fan, under floor heating, spot lighting and tiled walls and flooring.

Garage

Velux skylight window. Large single garage with electric roller door to the front. Power and lighting. Door to store room with Velux skylight window, ceiling light and loft hatch.

Garden Kitchen

UPVC double glazed door to the front. Range of fitted wall and base units with laminate work surfaces and inset 1 ½ bowl sink and drainer with chrome mixer tap. Integrated Hotpoint dishwasher, Electrolux oven, four ring electric hob with extractor above, and fridge freezer. Tiled flooring and splash backs, spot lighting, and electric radiator. Door to:

WC

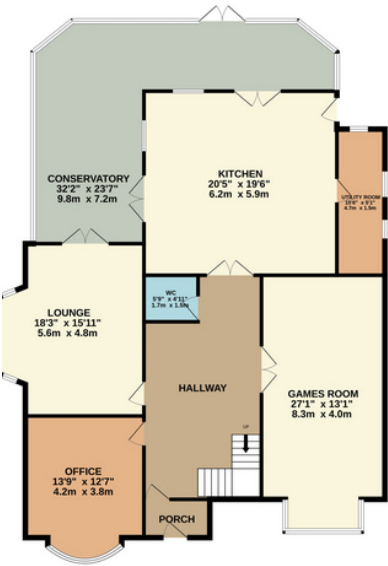
UPVC double glazed obscure window to the front. Two piece white suite, comprising: wall mounted wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, spot lighting and cupboard housing consumer unit.

External

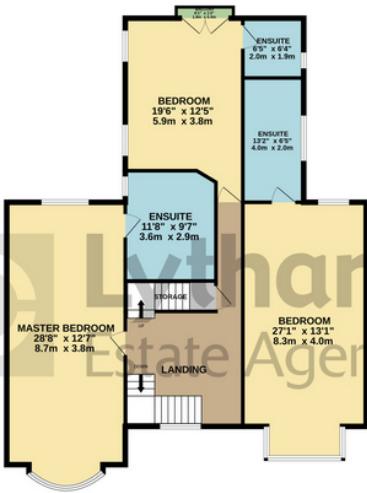


Floor Plans

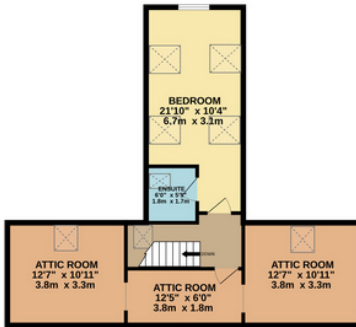
GROUND FLOOR
1989 sq.ft. (184.7 sq.m.) approx.



1ST FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



2ND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 3998 sq.ft. (371.4 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.
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