



Lytham
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15 Blacksmiths Row, Lytham St. Annes FY8 4UE

**Guide Price
£675,000**

Exquisite four-bedroom detached home, elegantly designed and perfectly positioned on Blacksmiths Row in Lytham. This property offers a blend of luxury and practical living spaces tailored for a modern lifestyle.



Entrance Hall

Enter a spacious hallway featuring Karndean flooring, a glass balustrade leading to the first floor and a composite glazed door flanked by two windows to the front. A storage cupboard adds functionality.

Lounge

The expansive lounge is equipped with fitted units and boasts three double-glazed windows to the front, complemented by twin double panel radiators, providing a warm, inviting atmosphere.

Study

Adjacent to the lounge, the study room features twin double panel radiators, making it an ideal space for work or reading.

WC

Two piece suite comprising: low level flush WC and a vanity wash hand basin with cupboard space underneath for towels.

Open Plan Kitchen Diner & Family Room

The heart of the home is the stunning open-plan kitchen, dining and family room. Wide range of wall and base units with contrasting granite worktops, and a centre island with a sink and wine cooler. Appliances include twin electric double ovens, an integrated washer/dryer, dishwasher, and induction hobs with an extractor overhead. This area is perfected with a custom-built wood TV display unit, shelving with a feature glass surround fireplace, and Venetian plaster feature walls. Doors lead to the rear garden, making this a perfect space for entertaining and family gatherings.

First Floor Landing

Accessed via the aforementioned staircase. Double glazed window to the front of the property, radiator and doors leading to:

Master Bedroom

Two double glazed windows to the front with countryside views and allowing plenty of natural light. Features fitted wardrobes, drawers and a dressing table with downlighting. Two radiators and door leading to:

En Suite

Four piece suite comprising: Double walk in shower with rainfall shower head, panelled bath, low level flush WC and a wash hand basin with cupboards beneath, complemented by a fitted mirror. Downlighting, fully tiled walls, and laminate flooring.

Bedroom Two

Boasts two double-glazed windows with views to the front. Fully fitted wardrobes and a dressing table. Radiator.

Bedroom Three

Double glazed window to the rear. Fully fitted wardrobes, a dressing table, a bedside table and a radiator.

Bedroom Four

Double glazed window to the rear. Radiator.

Family Bathroom

A luxurious four-piece suite includes a shower cubicle with a thermostatic shower, corner bath, wash hand basin with cupboards underneath and low level flush WC. Fitted mirror with downlighting and a built-in ladder radiator.

External

The rear garden features a large decked patio area with a covered dining space, mainly laid to lawn with a variety of well established shrubs and borders. Featuring a wood-built bar. The front offers a driveway, low-maintenance gardens, and access to a double garage with power and lighting.



Floor Plans



Total Area: 229.2 m² ... 2467 ft²

All measurements are approximate and for display purposes only