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**209 Clifton Drive South, Lytham St. Annes FY8 1EY**

**£775,000**

*Stunning five-bedroom detached family home combining period charm with modern luxury, ideally located near Fairhaven Lake and Lytham Green. This Freehold property is available with no onward chain.*



**Entrance Vestibule**

Large solid wood external part obscure glazed door to the side . Original panelling, Delft rack, ceiling light and tiled flooring. Original obscured glazed double doors to:

**Entrance Hall**

Original staircase leading to the first floor. Original panelling, Delft rack, radiator, ceiling lights and carpeted flooring. Doors leading to the following rooms:

**Lounge**

UPVC double glazed leaded French doors and bay window to the front. Two further UPVC double glazed hexagonal leaded stained-glass windows to the side. Feature stone fireplace with recess for fire. Coving, picture rail, ceiling light, wall lights, TV aerial point and polished wood flooring.

**Dining Room**

UPVC double glazed leaded bay window to the front and windows to the side. Two further UPVC double glazed hexagonal leaded stained-glass windows to the side. Wooden fireplace with tiled back and hearth and recess for fire. Polished wood flooring, radiators, coving, picture rail, ceiling lights and wall lights.

**Cloakroom/WC**

UPVC double glazed hexagonal leaded stained-glass window to the side. Further UPVC double glazed leaded window to the rear. Vanity unit with inset wash hand basin and twin chrome taps; and WC with handle flush. Original tiled flooring and part tiled walls, radiator, ceiling lights and cloaks area.

**Breakfast Kitchen**

Double glazed sky lantern. UPVC double glazed leaded windows to the rear and side. UPVC double glazed obscure door to the side. Range of fitted wall and base units incorporating granite work surfaces and under mount Shaws ceramic double bowl sink and chrome mixer tap. Island with solid wood work-surface and breakfast bar. Range cooker, with extractor above. Siemens integrated dishwasher and fridge freezer. Wood effect tiled flooring, tiled splash backs, radiator and spot lighting. Door to cellar/utility.

**Sitting Room/Study**

UPVC double glazed leaded windows to the side and rear. Fitted media unit incorporating shelving, cupboards and TV aerial point. Laminate flooring, ceiling light and radiator.

**Cellar/Utility**

Tiled flooring, strip lighting, washing machine (with hot and cold water supply) and tumble dryer, wall mounted Potterton boiler and wall mounted consumer unit and smart meters. Door to cellar storage with lighting.

**First Floor Landing**

Feature original barrel-vault ceiling. Original leaded part obscure glazed window to the rear. Aforementioned staircase from the ground floor. Original panelling, carpeted flooring, ceiling light, radiator, useful large storage cupboard and door to hidden staircase leading to the second floor. Doors leading to the following rooms:

**Master Bedroom**

Feature original barrel-vault ceiling. UPVC double glazed leaded bay window to the front, and further windows to the side. Fitted wardrobes, carpeted flooring, picture rail, ceiling light and radiator. Frosted glazed door to:

**En-Suite**

UPVC double glazed obscure leaded window to the side. Opaque glass block wall feature from bedroom. Three piece white suite, comprising: panelled bath with chrome mixer tap and handheld shower attachment; pedestal wash hand basin with twin chrome taps; and WC with handle flush. Part tiled walls, chrome ladder style towel radiator, carpeted flooring, wall lights and wall mounted mirror with light.

**Bedroom Two**

Feature original barrel-vault ceiling. UPVC double glazed leaded bay window to the front, and two small obscured leaded window to the side. Carpeted flooring, picture rail, large built-in wardrobe, radiators and ceiling lights.

**Bedroom Three**

Feature original barrel-vault ceiling. UPVC double glazed leaded bay window and additional window to the side. Ceiling lights, radiators, carpeted flooring and picture rail.

**Bedroom Four**

UPVC double glazed leaded windows and door to the front, leading to a private walled balcony. Carpeted flooring, picture rail, ceiling light and radiator.

**Family Bathroom**

UPVC double glazed obscure leaded windows to the rear. Four piece white suite, comprising: tiled panelled bath with twin chrome taps; corner shower with glass screen door, wall mounted chrome controls and overhead rain shower; pedestal wash hand basin and twin chrome taps; and WC with handle flush. Carpeted flooring, part tiled walls, spot lighting, radiator, towel radiator and wall mounted mirror with light.

**Second Floor Landing**

UPVC double glazed leaded window to the side. Velux skylight window. Aforementioned hidden staircase from the first floor. Eaves storage cupboards and access doors to roof spaces, carpeted flooring and ceiling light. Door to:

**Bedroom Five**

Window to front and Velux skylight. Polished wood flooring, radiator, ceiling light and fitted wardrobes. Steps up with door to:

**Dressing Room/Store Room**

UPVC double glazed leaded obscure window to the side. Polished wood flooring and ceiling light.

**External**

To the front, the property benefits from a large driveway providing off road parking for multiple cars and leading to the garage. A sheltered porch area, also accessed from the lounge, provides the ideal spot for outdoor seating, overlooking the attractive lawned garden, with bordering plants, trees and shrubbery affording privacy.

To the rear, the garden has been landscaped to include a sunken lawned area with tiered paved paths and patio areas. Timber shed, brick built store room (extension of the garage building), greenhouse, external lighting and water tap. Gated access to the side.

**Garage**

Detached single garage with electric roller door to the front. Water tap.

**Disclaimer**

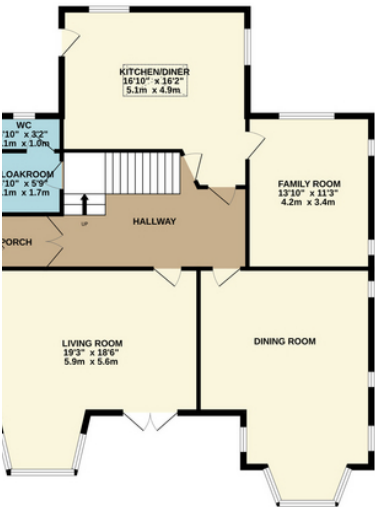
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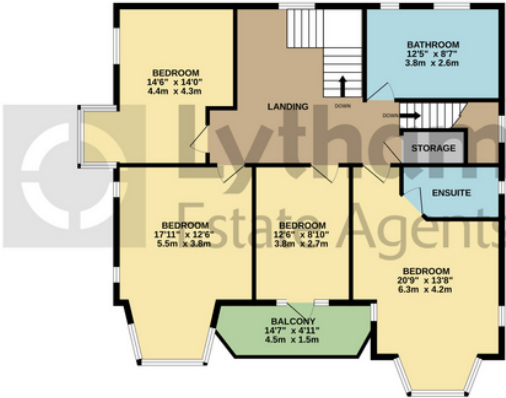


# Floor Plans

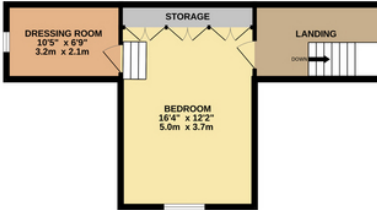
GROUND FLOOR  
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR  
1077 sq.ft. (100.0 sq.m.) approx.



2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 2679 sq.ft. (248.9 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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