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**The Oaks Dowbridge, Kirkham PR4 2YL**

**£845,000**

*\* VIDEO TOUR AVAILABLE \* Stunning, Truly Unique & Bespoke Three-Bedroom Home with Annexe, Gated Driveway & Private South-Facing Garden in Prime Kirkham Location. No Chain.*



**Porch**

Enter through double doors into the porch, featuring two side-facing UPVC double-glazed windows. Oak wood double doors lead into the entrance hallway.

**Entrance Hall**

A grand and welcoming space featuring tiled flooring with underfloor heating. The central staircase, with an elegant oakwood balustrade, leads to the first floor. Additional highlights include a full colour video intercom system, ceiling downlighting and picture lights, decorative coving, and access to the following rooms.

**Lounge**

A spacious principal reception room with carpeted flooring and underfloor heating. French doors open to the rear, providing access to the patio area. The room features a stylish fitted media wall with a Gazco Studio remote-controlled gas fire, ceiling pendant light and picture lights, and decorative coving.

**Kitchen Diner**

This stunning kitchen/diner is designed for both style and functionality, featuring sleek tiled flooring with underfloor heating. A range of modern wall and base units are beautifully complemented by contrasting laminate work surfaces. High-spec integrated appliances include a fridge, freezer, double ovens, microwave, dishwasher, and a gas hob with an extractor fan above. The one-and-a-half sink is fitted with a mixer tap, drainer, and waste disposal for added convenience.

A true showstopper of the room is the built-in marine tank, bringing a unique and captivating focal point to the space. The central island enhances both form and function, complete with a wine cooler and pop-up power sockets. There's ample room for a dining table and chairs, making this the perfect space for entertaining.

French doors flood the room with natural light and open onto the rear garden, seamlessly blending indoor and outdoor living. Finishing touches include stylish ceiling downlighting, elegant pendant lights over the island, and an integrated Sonos speaker system for the ultimate atmosphere.

**Utility Room**

With tiled flooring and underfloor heating, this functional utility room features matching wall and base units, a laminate work surface, and a tiled splashback. Integrated washer and dryer, along with a unit housing the Baxi combi boiler and a three-phase electric switchboard.

**Study**

A versatile study with tiled flooring and underfloor heating. The room benefits from a front-facing UPVC double-glazed bay window, ceiling downlighting, and an integrated Sonos speaker system. A cupboard houses the controls for the ground floor underfloor heating system.

**Inner Hallway**

Accessed from the main hallway and through an external door from the rear, the inner hallway provides convenient access to the boot room, WC, and double garage.

**WC**

Tiled flooring with underfloor heating, WC with concealed cistern with button flush, and a wall-mounted wash basin. Side-facing obscured UPVC double-glazed window, ceiling downlighting, and extractor fan.

**Gallery Landing**

A spacious gallery landing with a front-facing UPVC double-glazed window, feature light fitting, and decorative coving. Doors lead to the following rooms, with an additional door to a generous storage cupboard housing the hot water cylinder and underfloor heating system controls for the first floor. A loft hatch with a drop-down ladder provides access to a boarded, insulated loft with power and lighting.

**Master Bedroom Suite**

A spacious master bedroom with rear and side-facing UPVC double-glazed windows and decorative coving. The room benefits from air conditioning and underfloor heating, along with access to eaves storage. An opening leads to a walk-in dressing room with space for fitted wardrobes, additional eaves storage, and a door to the en-suite. Ceiling downlighting and an integrated Sonos speaker system complete the room.

**Ensuite**

A luxurious en-suite featuring tiled flooring with underfloor heating. It includes a spa bath with a waterfall tap and shower attachment, a walk-in shower cubicle with a Deluge overhead shower, body jets and handheld shower attachment, and his and hers wall-mounted wash basins with mixer taps. WC with button flush, and two chrome heated towel rails. A rear-facing obscured UPVC double-glazed window provides natural light, with ceiling downlighting, an extractor fan, integrated TV and an integrated Sonos speaker system.

**Bedroom Two**

A spacious second bedroom with carpeted flooring, underfloor heating, and a front-facing UPVC double-glazed window. The room features both ceiling light and downlighting, space for fitted wardrobes, and a door leading to the en-suite.

**Ensuite**

A four-piece en-suite comprising a double ended bath with mixer tap, a shower cubicle with plumbed mixer shower, a pedestal wash basin with mixer tap, and a WC with concealed cistern and button flush. The room features tiled flooring with underfloor heating and half-tiled walls, along with a heated towel rail and a Velux window for natural light. Ceiling downlighting and an extractor fan.

**Bedroom Three**

A comfortable bedroom with carpeted flooring and underfloor heating. Front-facing French doors open onto a Juliette balcony, allowing plenty of natural light. The room features a ceiling light fitting, decorative coving, and a door leading to the en-suite.

**Ensuite**

A three-piece suite comprising a step-in shower cubicle with a plumbed mixer shower, a wall-mounted wash basin with a mixer tap and vanity below, and a WC with a concealed cistern and button flush. A side-facing obscured UPVC double-glazed window, with ceiling downlighting and an extractor fan for added convenience.

**Double Garage**

A spacious double garage with power, lighting, and an electric up-and-over door. Additional features include hot and cold external taps.

**Annexe**

A versatile and well-appointed space featuring carpeted flooring, French doors, and a side-facing UPVC double-glazed window, allowing for plenty of natural light. The annexe benefits from ceiling downlighting, a built-in speaker system, and two electric radiators. A functional kitchenette is fitted with floor units, a laminate work surface, and a stainless steel washbasin with a mixer tap and drainer. Doors lead to the bedroom and en-suite.

**Bedroom**

A comfortable space with carpeted flooring, ceiling downlighting, an electric radiator, a side access door, and an internal door leading to the en-suite.

**Ensuite**

Finished with stylish tiled flooring, the en-suite includes an enclosed shower cubicle with a Mira electric shower, a pedestal wash basin with a tiled splashback and mixer tap, WC with button flush, a chrome heated towel rail, a side-facing obscured UPVC double-glazed window, ceiling downlighting, and an extractor fan.

**External**

Rear – A beautifully landscaped, fully private south-facing garden, perfect for outdoor relaxation. Features include a spacious patio area, ideal for outdoor furniture and entertaining, as well as a tool shed at the rear for additional storage. There is also direct access to the self-contained annexe.

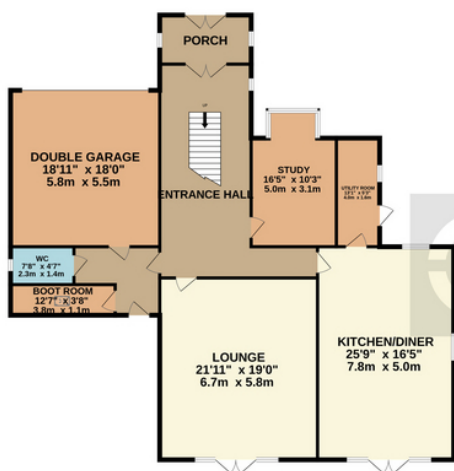
Front – A large, gated driveway with electric gates provides secure and private off-road parking for multiple vehicles, ensuring complete seclusion.



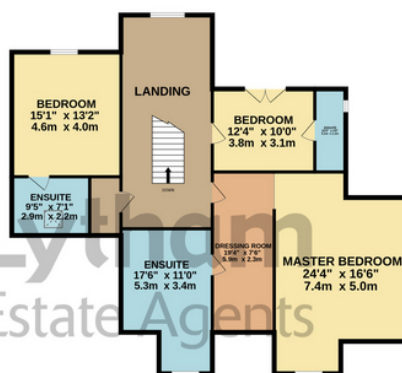


# Floor Plans

GROUND FLOOR  
1932 sq.ft. (179.5 sq.m.) approx.



1ST FLOOR  
1387 sq.ft. (128.8 sq.m.) approx.



SELF-CONTAINED ANNEXE  
529 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 3857 sq.ft. (358.3 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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