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12 Teal Lane, Lytham St Annes, Lancashire FY8 4FQ

£495,000

*Stunning 4-Bedroom 'Vermont' Style Detached Home with Conservatory, Double Garage,
Secluded Gardens & Prime Lytham Location*



Entrance

The house is accessed via a block-paved pathway leading through the front garden to a covered porch, complete with pillars and a balustrade. A new composite front door provides entry into the property.

Hallway

Featuring inset LED ceiling lights, a radiator, and a carpeted staircase leading to the first floor, with a large under-stair storage cupboard beneath. New oak internal doors provide access to the following rooms.

Snug

Featuring Karndean flooring, custom-made fitted shelving and storage, LED ceiling downlighting, a front-facing UPVC double glazed window, and a radiator.

Lounge

Bright and spacious lounge with two UPVC double-glazed windows overlooking the front of the property. Features a contemporary feature fireplace with a vertical slim marble surround housing a log-effect gas fire. Additional highlights include inset LED ceiling lights, two wall light points, coving to the ceiling, two radiators, a telephone point, and a TV aerial connection.

Kitchen Diner

Beautifully designed Christopher Beardwood kitchen, featuring porcelain tiled flooring and a range of wall and base units finished with quartz worktops. NEFF appliances include a double oven, microwave, and grill, alongside a Siemens dishwasher, fridge freezer, and a one-and-a-half sink with a Quooker tap and drainer. A rear-facing window allows natural light to fill the space, complemented by a radiator for added comfort.

At the heart of the kitchen, a central island with contrasting units and quartz worktops houses an integrated induction hob with a built-in extractor fan and a wine fridge. Two pendant lights hang above, while a breakfast bar provides seating for four.

The open-plan layout offers ample space for a large dining table and chairs, with a rear-facing window, side window, and a barn-style door leading to the garden. The space is illuminated by ceiling downlighting, and fitted storage cupboards discreetly house the washer.

WC

UPVC obscured double-glazed window to the side, part-tiled walls, and ceramic tiled flooring. Fitted with a contemporary two-piece white suite, comprising a wash hand basin with a chrome mixer tap set within a vanity cupboard, and a low-level WC with handle flush.

Conservatory

A UPVC double-glazed construction featuring a clear double-glazed self-cleaning roof, allowing maximum light, and an electric roof light. Four bi-fold doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces. The room is finished with ceramic tiled flooring, two wall-mounted electric panel heaters, electric underfloor heating, and a TV aerial point.

First Floor Landing

The aforementioned stairs lead to the landing, featuring a UPVC double-glazed window to the side, coving to the ceiling, and inset LED ceiling lights. The area also includes a radiator, a door to a cupboard housing the hot water cylinder, and access to the loft space. Doors lead to:

Master Bedroom

Two UPVC double-glazed windows to the front, coving to the ceiling, and inset LED ceiling lights. The room also features two radiators, a TV aerial point, and fitted wardrobes with drawers and shelving, enhanced by integrated lighting. Door to:

En Suite

UPVC obscured double-glazed window to the side, part-tiled walls, and ceramic tiled flooring. Features a chrome heated ladder-style towel rail, ceiling LED downlighting, and an extractor fan. The contemporary three-piece white suite includes a large walk-in shower with a wall-mounted Mira shower attachment and a glazed panel, a vanity wash hand basin with an illuminated canopy above and storage below, and a low-level WC with handle flush.

Bedroom Two

UPVC double-glazed window to the rear, radiator, inset LED ceiling lights, and carpeted flooring.

Bedroom Three

UPVC double-glazed window to the front, radiator, inset LED ceiling lights, and carpeted flooring.

Bedroom Four

UPVC double-glazed window to the rear, sliding door fitted wardrobes with hanging and shelf space, and inset LED ceiling lights.

Bathroom

UPVC obscured double-glazed window to the side, ceramic tiling to the floor, and a chrome heated ladder-style towel rail. Inset LED ceiling lights. The three-piece contemporary suite includes a panelled bath with a wall-mounted Mira shower attachment over and a glazed panel, a vanity wash hand basin with an illuminated canopy above, storage below, a mirror, and a shaving point. Low-level WC with handle flush.

Double Garage

Twin electric up-and-over doors lead to the front driveway, providing off-street parking for several cars. Features include a UPVC double-glazed window to the side, power and lighting, feature downlights in the soffit, and a courtesy door to the rear. Additionally, the garage is equipped with a Pod electric car charging point.

External

The property is set on a generous corner plot, with the front garden mainly laid to lawn and featuring established shrubs and bushes. A path leads around the house to gates on either side, providing access to the rear.

The rear garden has been extended and fully landscaped, offering a secluded and enclosed space. A central artificial lawn sits in front of the conservatory, bordered by established plants and shrubs. To the side, there is a stone-flagged patio seating area, perfect for outdoor furniture or al fresco dining, and a further artificial lawned area. A personal side door provides access to the double garage. The garden also benefits from external lighting and a water supply.

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Floor Plans



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