



Meli-Jane, Division Lane, Blackpool, FY4 5EA

£550,000

An Impressive 4 Bedroom Extended Detached Family Home Set In Approximately 0.4 Acres And Situated In A Desirable Location. The Property Comprises Of: Spacious Entrance Hallway, Ground Floor WC, 3-4 Reception Rooms, Fitted Kitchen With Open Plan Orangery, Integral Garage, Utility Area, 3-4 Bedrooms, Walk-In Wardrobe And En-Suite To Master Bedroom, Family Bathroom With Built-In Sauna. Large South Facing Rear Garden. Driveway To The Front Providing Ample Off Road Parking. Viewing Essential To Fully Appreciate.



Entrance Hallway



Accessed via exterior door to the front. Polished wood flooring, radiator, alarm, CCTV intercom and audio to the electric gate. Staircase with spindled balustrade leading to the first floor. Doors to the following rooms:

Office 3.90m x 3.80m (12'10" x 12'6")



UPVC double glazed bay window to the front. Coved ceiling and dado rail.

Ground Floor WC

UPVC double glazed window to the front. Two piece suite comprising: low flush WC and pedestal wash hand basin. Half tiled walls, radiator and polished wood flooring.

Lounge 6.50m x 5.90m (21'4" x 19'4")



Accessed via double doors from the entrance hallway. Double glazed windows to the side and rear. Further double glazed French doors leading to the rear garden. Wall mounted electric fire, two radiators and mood lighting.

Second Lounge 6.25m x 3.97m (20'6" x 13'0")



Two wood grain UPVC double glazed windows to the side. Adam style marble fire surround with a gas fire and marble inset and hearth. Two radiators. Dado rail.

Dining Room 5.80m x 3.40m (19'0" x 11'2")



UPVC double glazed window to the side. Radiator and polished wood flooring. Door leading to the gym/fourth bedroom and further door to:

Kitchen 5.80m x 5.80m (19'0" x 19'0")



Two UPVC double glazed windows to the side and UPVC double glazed French doors to the rear. Range of modern fitted wall and base units with granite work surfaces, matching island/breakfast bar and undermount 1 ½ bowl stainless steel sink and chrome mixer tap. Induction hob with chimney style illuminated extractor above. Integrated Neff appliances including: microwave, steamer, double oven and dishwasher. Space for American style fridge freezer. Radiator, integrated wine cooler and ceramic tiled flooring. Open plan to:

Orangery 3.80m x 2.90m (12'6" x 9'6")



UPVC double glazed windows to the rear and sides. UPVC double glazed French doors leading to the rear garden. Spot lighting to ceiling, radiator and ceramic tiled flooring.

Gym/Bedroom Four 5.05m x 2.60m (16'7" x 8'6")

UPVC double glazed window to the front. Radiator. Door leading to Integral Garage.

First Floor Landing

UPVC double glazed window to the front. Aforementioned staircase leading down to the ground floor. Doors leading to the following rooms.

Bedroom One 4.85m x 3.98m (15'11" x 13'1")



UPVC double glazed window to the front. Radiator. Door leading to:

Walk-In Wardrobe 2.55m x 2.65m (8'4" x 8'8")



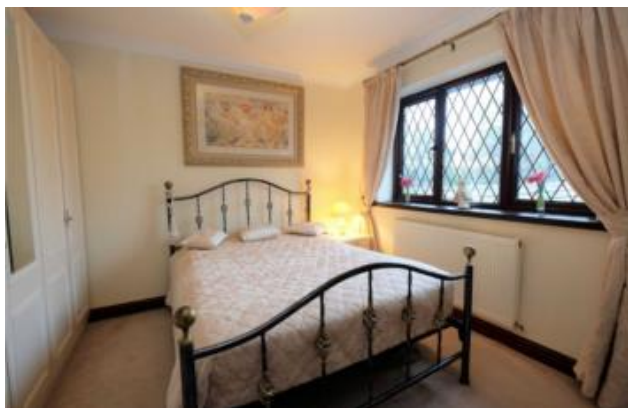
Range of fitted wardrobes and shelves. Door leading to:

En-Suite



UPVC double glazed window to the rear. Three piece white suite comprising: Corner step-in shower cubicle, vanity wash hand basin and low flush WC. Shaver point and fully tiled walls.

Bedroom Two 3.85m x 3.35m (12'8" x 11'0")



UPVC double glazed window to the rear. Fitted wardrobes and radiator.

Bedroom Three 3.70m x 2.60m (12'2" x 8'6")



UPVC double glazed window to the front. Fitted wardrobes, drawers and radiator.



Lytham
Estate Agents

Bathroom 4.00m x 2.37m (13'1" x 7'9")



UPVC double glazed window to the rear. Three piece suite comprising: wood panelled bath with electric shower over; vanity unit with inset wash hand basin; and low flush WC. Radiator and fully tiled walls and floor. Built in Sauna with glass door.

External

The front, electric gates give access to a landscaped garden with stone chipped driveway, providing parking for several cars, and lawned areas with bordering plants and shrubs. To the rear, an enclosed and private south facing garden of approximately 200ft, with large paved patio area, and laid to lawn with a decorative pond to the end. Brick outhouses and outside security lighting. Side pathway access to the front of the property.



Garage

Accessed via up-and-over door to the front. Door to gym/bedroom four. Utility area to the rear and plumbed for automatic washing machine.

Additional Information

Tenure - Freehold

Council Tax Band - F

EPC Results

Current Energy Efficiency Rating - C (72)

Potential Energy Efficiency Rating - C (77)

Current Environmental Impact Rating - D (68)

Potential Environmental Impact Rating - C (72)

Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

Floor Plans

