



Tarn Lodge, 2a Tarn Road, Thornton-Cleveleys, Lancashire, FY5 5AU

£475,000

IS THIS THE FINEST BUNGALOW CURRENTLY AVAILABLE IN LITTLE THORNTON ? A simply STUNNING Detached Home which has been re-modelled to exacting standards by the current owners, and finished beautifully both with the versatile internal living spaces and externally with the gorgeous landscaped Gardens. Only with viewing is it remotely possible to appreciate the standard of accommodation on offer..... YOU WILL NOT BE DISAPPOINTED !

- Spacious Lounge
- Superb open plan Kitchen/Living Space
- Four Bedrooms - three to the Ground Floor
- First Floor Master Bedroom suite
- Two Bath/Shower rooms
- UPVC Double glazing; Gas central heating.
- Immaculate landscaped Gardens
- Double Garage

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**Hall:** Herringbone flooring, Composite door, Recessed lighting, Coved ceiling, Staircase to first floor.

**Lounge:** 19'0" x 10'1" (5.79 m x 3.07 m) Recessed solid fuel stove with a feature fireplace, Herringbone flooring, Recessed lighting, UPVC double glazed window, Radiator.

**Kitchen:** 16'3" x 7'3" (4.95 m x 2.21 m) Stunning fitted wall and base cupboard units with Quartz worktops, Recessed Belfast sink, Space for range cooker with extractor, Integrated dishwasher, Plumbed for American style fridge freezer. UPVC double glazed window, Open arch to :-



**Family Room:** 22'1" x 14'9" (6.73 m x 4.50 m) Coved ceiling, Recessed lighting, TV point, UPVC double glazed windows and doors, Radiator.



**Bedroom 2:** 12'9" x 10'7" (3.89 m x 3.23 m) Built in wardrobes, Herringbone flooring, UPVC double glazed window, Radiator.

**Shower Room:** Modern style three piece comprising; Corner shower, Integrated vanity wash, WC and storage with Quartz tops, Tiled walls and floor, Recessed lighting, UPVC double glazed window, Towel heater radiator.



**Bedroom 3:** 10'6" x 9'0" (3.20 m x 2.74 m) Herringbone flooring, UPVC double glazed window, Radiator.

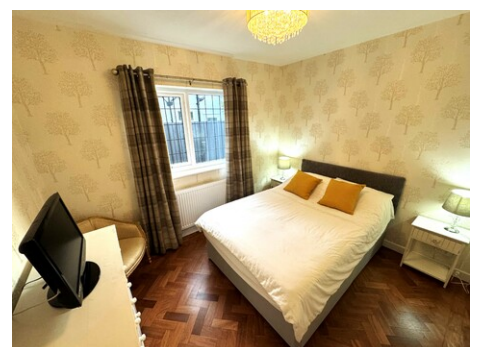
**Bedroom 4:** 9'0" x 7'0" (2.74 m x 2.13 m) Fitted wardrobe, Herringbone flooring, UPVC double glazed window, Radiator.

**First Floor:** Master Bedroom suite comprising :-

**Landing:** A Galleried landing, built in storage, UPVC double glazed window, Double glazed 'Velux' style window, Radiator.

**Master Bedroom:** 13'0" x 11'5" (3.96 m x 3.48 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.



**Outside:**

**Front and Side:** Gorgeous landscaped gardens with lawns, Numerous established trees, shrubs and plants, Stone pathways and patio and a beautiful pond feature with three waterfalls.

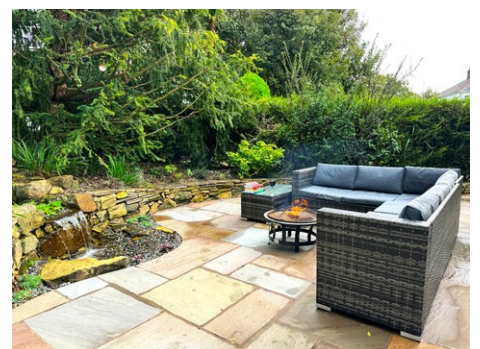
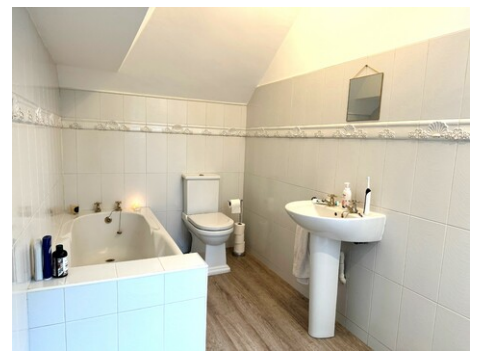
**Rear:** Stone paved, Water tap.

**Parking:** Double garage with an electric roller door, Two additional rooms with light and power. Private drive with electric gates.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - F - £3217.84 (2024/25)

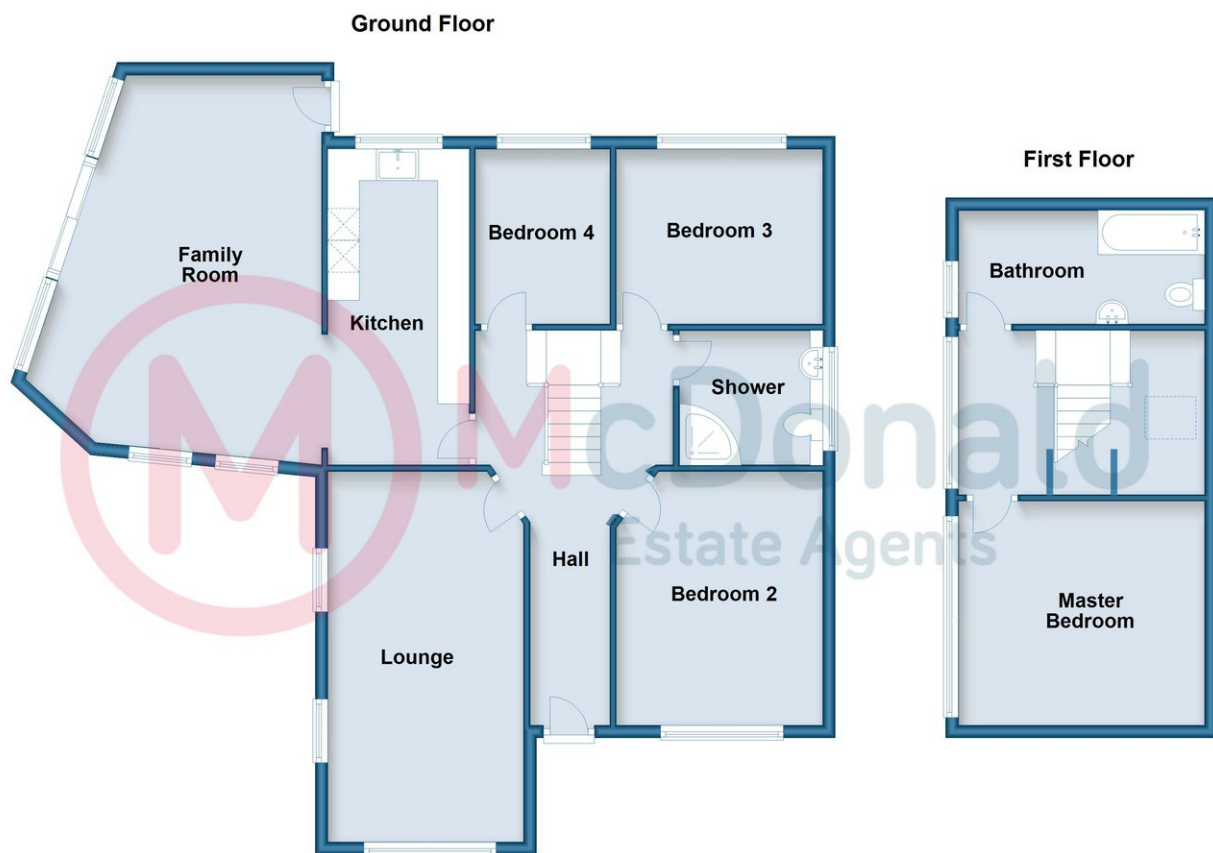


**Directions:** Take Victoria Road East to the roundabout at Lawsons Road, continue over onto Station Road, second right into School Road, continue to the end over the roundabout into Tarn Road.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Tarn Road**

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