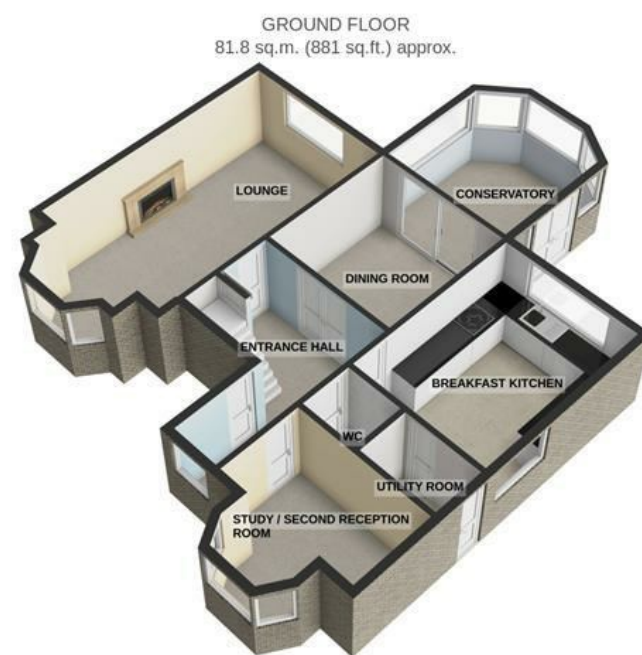
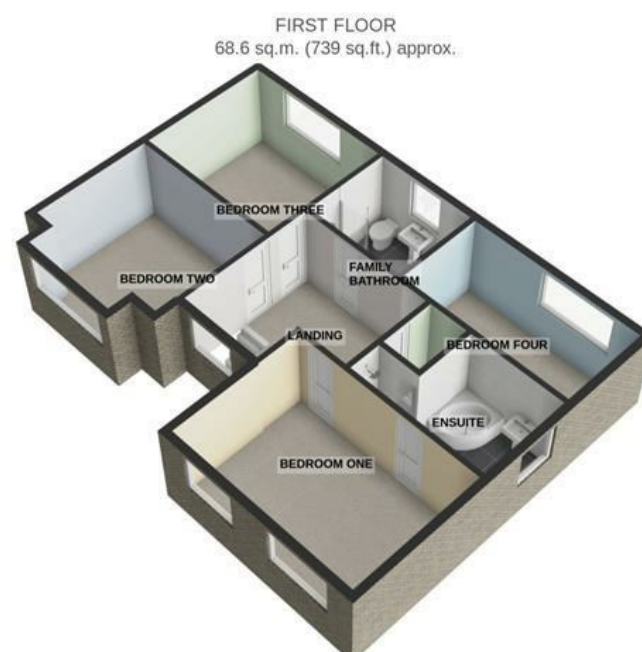




GROUND FLOOR  
81.8 sq.m. (881 sq.ft.) approx.



FIRST FLOOR  
68.6 sq.m. (739 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



## MENDIP CLOSE, LYTHAM ST. ANNES FY8 4TF

OFFERS OVER £500,000

- IMMACULATE 4 BEDROOM DETACHED FAMILY HOME - NESTLED IN A QUIET CUL-DE-SAC LOCATION WITHIN HIGHLY SOUGHT AFTER DEVELOPMENT
- LARGE LOUNGE - STUDY / SECOND RECEPTION ROOM - GROUND FLOOR WC
- CONSERVATORY - DINING KITCHEN - FAMILY BATHROOM - EN-SUITE TO PRINCIPLE BEDROOM
- PRIVATE REAR GARDEN - DRIVEWAY - DOUBLE GARAGE





**Entrance**  
Wood effect UPVC entrance door leads into;

**Entrance Hall**  
Welcoming entrance hall with stairs leading to the first floor, UPVC double glazed leaded window to front, wood effect laminate flooring, radiator, telephone point, under stairs storage cupboard, doors lead to the following rooms;

**Study / Second Reception Room**  
10'9 x 6'9  
UPVC double glazed leaded bay window to front, radiator.

**Downstairs WC**  
5'1 x 3'9  
Combination vanity wash hand basin and WC, tiled floor, part tiled walls, extractor fan. radiator.

**Breakfast Kitchen**  
14' x 10'9  
UPVC double glazed leaded windows to side and rear, great range of wall and base units with laminate work surfaces, tiled to splashbacks, integrated appliances include; oven and grill, 4 ring gas hob with overhead illuminated extractor fan, stainless steel one and a half bowl sink and drainer, dishwasher, fridge, freezer, tiled floor, radiator, door leads into;

**Utility Room**  
6'6 x 5'1  
Wood effect UPVC double glazed door leading to side of property, wall mounted 'Worcester' boiler, laminate work surface and cupboard, plumbed for washing machine, space for tumble dryer, radiator, tiled floor.

**Dining Room**  
10'10 x 10'9  
Radiator, sliding door leads into;



**Conservatory**  
11'8 x 9'5  
UPVC double glazed windows and French doors overlooking rear garden and polycarbonate roof, tiled floor, power points.

**Lounge**  
21'9 x 11'11  
Bright and spacious room with UPVC double glazed leaded window to front and further window to rear, feature fireplace with decorative surround, marble backdrop and hearth housing electric fire, television point, telephone point, two radiators.

**First Floor Landing**  
Accessed via aforementioned staircase, spacious landing with loft access and pull down ladder, airing cupboard, doors lead to the following rooms;

**Bedroom Two**  
11'11 x 11'2  
UPVC double glazed window to front, radiator.

**Bedroom Three**  
11'11 x 10'4  
UPVC double glazed window to rear, radiator, fitted wardrobes.

**Family Bathroom**  
8'3 x 7'3  
UPVC double glazed opaque window to rear, four piece white suite comprising of; shower, bath, combination vanity wash hand basin and WC, wall mounted heated towel rail, wood effect laminate flooring, recessed spotlights, extractor fan, wall mounted illuminated mirror, tiled walls.

**Bedroom Four**  
13'4 x 7'4  
UPVC double glazed window to rear, radiator.



**Bedroom One**  
13'3 x 11'1  
Two UPVC double glazed windows to front, good range of fitted wardrobes, two radiators.

**En Suite**  
7'9 x 7'1  
UPVC double glazed leaded opaque window to side, four piece white suite comprising of; shower, vanity wash hand basin, corner bath and WC, wood effect laminate flooring, recessed spotlights, wall mounted heated towel rail, tiled walls.

**Outside**  
The front garden is laid to lawn with paving and shrub borders and there is a driveway for multiple cars.

The large and private rear garden is laid to lawn with shrub and tree borders.

**Garage**  
Brick built detached double garage with up and over door, power and light.

**Other Details**  
Tenure - Freehold.  
Council Tax Band - G (£3,995.06 per annum).



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 74      | 85        |
| England & Wales EU Directive 2002/91/EC     |         |           |