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## 29 Woodlands View, Lytham St Annes

- Stunning Double Fronted Detached Family House
- Central Hallway & Cloaks/WC
- Large Lounge & Fitted Study
- Spacious Conservatory
- Modern Fitted Dining Kitchen & Utility Room
- Three 1st Floor En Suite Bedrooms
- Two 2nd Floor Bedrooms & Bathroom/WC
- Lawned Garden to the Front & Rear
- Double Garage, Store Room/Gym & Excellent Off Road Gated Parking
- Freehold & EPC Rating C

**Offers In The Region Of £798,950**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



## 29 Woodlands View, Lytham St Annes

### GROUND FLOOR

#### ENTRANCE HALLWAY

15'9 x 9'10



Spacious central hallway approached through an outer door with an inset obscure double glazed panel. Obscure double glazed panels to the side provide excellent natural light. Corniced ceiling. Turned staircase with a spindled balustrade leads to the first floor. Telephone point. Antique oak solid wood flooring. Useful under stair deep store/shoe cupboard.

#### CLOAKS/WC

5'7 x 4'5



Matching oak wood floor. Two piece white suite comprises: Tywford low level WC. Pedestal wash hand basin with a centre mixer tap and splash back tiling. Single panel radiator. Overhead light and wall mounted extractor fan. Matching oak flooring.

#### STUDY

9'7 x 7'8



Two double glazed windows overlook the front aspect, both with top opening lights and fitted integral blinds. Single panel radiator. Matching oak flooring. Corniced ceiling with inset spot lights. Excellent range of fitted office furniture comprises two kneehole desks, fitted display shelving and drawers. Fitted double and single full length matching cupboards.

#### LOUNGE

26'7 x 12'7



Superb very well proportioned principal reception room. Two double glazed windows overlook the front elevation with top opening lights and fitted blinds. Corniced ceiling. Two single panel radiators and an additional double panel radiator. Matching oak flooring throughout. Focal point of the room is a fireplace with a polished wood surround, raised hearth and inset supporting a gas living flame fire. Television aerial point. Panelled door gives access to the adjoining Dining Kitchen. UPVC double glazed double opening French doors lead to the adjoining Conservatory. Matching double glazed windows to either side with top opening lights.



## CONSERVATORY

21'8 x 10'5



Superb Conservatory with a pitched glazed roof, with glass that stays warm in the Winter and cool in the Summer. UPVC double glazed windows enjoy an outlook over the rear garden with a number of top opening lights. Fitted window blinds. Double opening double glazed French doors give direct garden access. Matching oak flooring. Canopied spot lights. Freestanding display fireplace with an electric fire. An additional set of double opening UPVC doors leads to the Dining Kitchen.

## DINING KITCHEN

20'5 x 11'



Spacious modern family Kitchen which can be approached from the Hallway, Lounge and Conservatory. With a double glazed window overlooking the rear garden with a top opening light. Comprising an excellent range of fitted eye and low level soft close cupboards and drawers. One and a half bowl stainless steel sink unit with a centre mixer tap set in granite working surfaces with splash back tiling and concealed down lighting. Central island unit/breakfast bar with additional drawers below. Rangemaster cooking range with a five ring gas hob and an electric double oven and grill below. Rangemaster illuminated extractor canopy above. Neff microwave oven. Integrated Beko dishwasher with a matching cupboard front. Freestanding LG American style fridge/freezer with integral water dispenser. Adjoining fitted wine rack. Corniced ceiling with inset spot lights. Polished tiled floor. Single panel radiator. Television aerial point. Door leading to the Utility.

## UTILITY ROOM

6'9 x 5'6



Useful separate Utility. Matching eye and low level cupboards. Single drainer stainless steel sink unit with a centre mixer tap. Set in matching work surfaces with splash back tiling. Integrated Neff washing machine. Hoover freestanding tumble dryer. Matching tiled floor. Single panel radiator. Hardwood outer door with an inset double glazed panel gives access to the side of the property.

## FIRST FLOOR LANDING

15'4 x 8'9



Central landing area approached from the previously described staircase with matching spindled balustrade. Continuing staircase leads to the second floor accommodation. Double glazed window with integral window blinds overlooks the front elevation. Top opening light. Corniced ceiling. Recently laid matching laminate wood flooring throughout the 1st and 2nd floor Landings and Bedrooms. Built in airing cupboard houses a hot water cylinder and provides good linen storage space. White panelled doors lead off.

## BEDROOM SUITE ONE

15'3 x 12'8



Stunning principal bedroom suite with walk through Dressing Room and En Suite Bathroom. The bedroom area has two double glazed windows overlooking the front elevation with integral blinds and top opening

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lights. Single panel radiator. Corniced ceiling. Matching laminate wood flooring. Extensive range of fitted bedroom furniture comprises: Two double wardrobes, matching bedside drawer units with overbed storage cupboards. Adjoining display eight drawer unit. Two overhead lights. Square arch to the Dressing Area.

## DRESSING ROOM 6'7 x 4'7



UPVC obscure double glazed window with a top opening light. Single panel radiator. Matching laminate wood flooring. Corniced ceiling. Matching three drawer display unit. Walk in wardrobe 6'9 x 5'5 with matching flooring and an overhead light. Good range of hanging rails, drawers and cupboards.

## EN SUITE BATHROOM/WC 13'6 x 4'8



Two UPVC double glazed obscure windows with top opening lights and tiled display sill. Three piece modern white suite comprises: Jacuzzi panelled bath with a centre mixer tap and additional hand held shower attachment. Number of spa jets. Vanity wash hand basin with drawers below and a centre mixer tap. Tywford's low level Wc completes the suite. Mirror fronted illuminated bathroom cabinet. Ceramic tiled walls and floor. Double panel radiator.

## BEDROOM SUITE TWO 14'10 x 10'8 + wardrobes



Second nicely presented double bedroom. Two double glazed windows overlook the rear elevation with views of Fylde Rugby Club beyond. Top opening lights and integral window blinds. Additional double glazed window to the side aspect. Corniced ceiling. Laminate wood flooring. Single panel radiator. Fitted triple wardrobe with an inset mirror panel. Very useful walk in wardrobe with matching flooring and an overhead light. Having fitted hanging rails and shelving.

## EN SUITE SHOWER/WC 7'2 into shower x 4'7



UPVC obscure double glazed window with integral blinds and a top opening light. Modern three piece white bathroom suite comprises: Step in full width tiled shower cubicle with a glazed folding door and plumbed shower. Semi concealed low level WC. Adjoining vanity wash hand basin with a centre mixer tap and fitted cupboard below. Display surround and a mosaic tiled splash back. Illuminated mirror fronted bathroom cabinet above. Wall mounted shaving socket. Ceramic tiled floor. Chrome heated ladder towel rail. Ceiling extractor fan and overhead light.



### BEDROOM SUITE THREE

11'6 x 11'1



Third en suite double bedroom. Two double glazed windows overlook the front aspect with top opening lights. Integral window blinds. Single panel radiator. Matching laminate wood flooring. Corniced ceiling.

### EN SUITE SHOWER/WC

8' into shower x 4'7



UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Step in shower cubicle with a folding glazed door and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Wall mounted shaving socket. Twyford's low level WC. Single panel radiator. Ceramic tiled floor. Wall mounted extractor fan.

### SECOND FLOOR LANDING

Spacious second floor accommodation providing a variety of uses to suit and would make an ideal 'Teenagers Suite'. Matching laminate wood flooring. Velux double glazed pivoting roof light. Single panel radiator. Two fitted double store cupboards. White panelled doors lead off.

### BEDROOM FOUR

15'7 x 14'6 plus dormer



(some restricted head height) Fourth double bedroom, currently used as an additional family TV room. Double glazed window to the front elevation. Top opening light. Television aerial point. Inset ceiling spot lights. Laminate wood flooring. Velux double glazed pivoting roof light to the rear elevation.

### BEDROOM FIVE

12'9 x 12' into dormer

(some restricted head height). Fifth double bedroom. Double glazed window to the front elevation with a top opening light. Laminate wood flooring. Double panel radiator.

### BATHROOM/WC

8'8 x 5'5

Velux double glazed pivoting roof light. Three piece white suite comprises: Panelled bath with a centre mixer tap and splash back tiling. Pedestal wash hand basin with a centre mixer tap. Twyford's low level WC. Part tiled walls. Ceramic tiled floor. Single panel radiator. Ceiling extractor fan and overhead light.

### OUTSIDE



The front of the property is a small private lawned garden with mature hedging and inset maturing trees. A stone flagged pathway leads to the front central entrance. A wide block paved driveway leads down the side of the property through double opening wrought iron gates to a further block paved courtyard directly in front of the garaging, with external lighting and providing excellent off road parking for a number of cars. Benefiting from an electric car charging point. A timber gate gives rear garden access.

To the immediate rear is an attractive enclosed garden with a stone flagged sun terrace and rear lawn, supported by well stocked flower and shrub borders. External lighting and garden tap.

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## GARAGING

18'2 x 16'4

Originally a large triple garage, but has since been adapted to create a side Gym/office/store room. The garage could easily be returned to its original size if required as the 3rd up and over door is still in place. The garage currently offers parking for two cars, approached through two further up and over doors. Power and light connected. Pitched and tiled roof. Internal door leads to the Gym/Store room.

## STORE ROOM/GYM

15'8 x 8'6

Double glazed window to the side elevation with a side opening light. Power and light connected. Outer door with inset glazed panels gives direct access to the rear garden.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester Bosch boiler installed in 2021 concealed in the Kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band G

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £200 per annum is currently levied.

## LOCATION

This superbly appointed and spacious five bedroomed detached double fronted family home stands in a commanding position on this small select development just off Blackpool Road. Being within a short stroll to Woodlands Road in Ansdell with it's shopping and transport facilities and being well placed close to both Ansdell and Lytham Hall Park Primary Schools together with Lytham St Annes High School and AKS primary and senior schools. Fairhaven and Royal Lytham & St Annes Golf Courses are also within close proximity. Lytham and St Annes town centres with their comprehensive shopping facilities and amenities are also within a few minutes drive away. Internal and external viewing is recommended to appreciate the accommodation this property has to offer. No onward chain

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared November 2023



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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			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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