



ESTATE AGENTS • VALUER • AUCTIONEERS



26 The Brooklands, Wrea Green

- Spacious Detached Family House
- Central Hallway & Cloaks/WC
- Two Reception Rooms & Conservatory
- Breakfast Kitchen
- Four Bedrooms
- Modern Shower Room/WC
- Gardens to the Front, Side & Rear
- Utility, Double Garage & Off Road Parking
- In the Heart of Wrea Green Village
- Freehold, Council Band F & EPC Rating C

£470,000

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



www.johnardern.com



26 The Brooklands, Wrea Green

GROUND FLOOR

ENTRANCE PORCH

7'7 x 4'5

Approached through a UPVC outer door with an inset obscure stained glass double glazed panel. With a built in post box. Side UPVC double windows. Two top opening lights and fitted window blinds. Ceramic tiled floor. Pitched roof with an overhead light. Inner obscure double glazed UPVC door leads to the Hallway.

CENTRAL HALLWAY

12'5 x 8'9 minimum



Spacious central hall with a turned staircase leading off to the first floor. Spindled balustrade and hand rail. Two useful understair store cupboards. Corniced ceiling. Double panel radiator. Wall mounted room thermostat. Matching part glazed doors lead off the main reception rooms.

WALK IN CLOAKROOM

5'5 x 2'5

Very useful cloaks/store with a UPVC obscure double glazed window with top opening light. Overhead light.

CLOAKS/WC

4'2 min x 2'6



UPVC obscure double glazed window with a top opening light. Two piece white suite comprises: Semi concealed low level WC. Wash hand basin with an offset mixer tap. Part tiled walls. Overhead light.

LOUNGE

21'1 x 12'2



Very well proportioned principal sunny reception room. Double glazed oriel bay window overlooks the front garden with a deep display sill. Fitted vertical blinds. Additional double glazed window to the side elevation with a top opening lights and matching vertical blinds. Double glazed sliding patio doors overlook and give direct access to the rear garden. Again with matching blinds. Two double panel radiators. Corniced ceiling. Television aerial point. Focal point of the room is a modern electric log effect fire. (The wall mounted glazed display unit is not included in the sale).



SITTING ROOM

12'2 x 10'3



Delightful second sunny reception room. UPVC double glazed oriel bay window overlooks the front garden. Deep display sill and two top opening lights. Fitted window blinds. Double panel radiator. Corniced ceiling. Provisions for a wall mounted TV.

BREAKFAST KITCHEN

12'2 x 10'8



UPVC double glazed window looks through the Conservatory with rear garden beyond. Top opening light. Adjoining double glazed door leads to the Conservatory. Fitted roller blinds. Range of eye and low level fixture cupboards and drawers, incorporating two corner display shelving units and a wine rack. Blanco one and a half bowl stainless steel single drainer sink unit. Set in roll edged laminate working surfaces with splash back tiling and concealed downlighting. Matching low level peninsular breakfast bar. Built in appliances comprise: Neff four ring gas hob. Illuminated extractor canopy above. Neff electric oven and grill. Space for a microwave above. Lec freestanding fridge/freezer. Hotpoint freestanding dishwasher. Double panel radiator. Ceramic tiled floor.

CONSERVATORY

10'8 x 9'7



UPVC double glazed windows enjoy an outlook over the rear garden, with a number of top opening lights and fitted roller blinds. Pitched glazed roof. Wall light. Double panel radiator. UPVC double glazed outer door gives direct garden access.

FIRST FLOOR LANDING

12'4 x 9'



Spacious central landing approached from the previously described staircase with a spindled balustrade. UPVC obscure double glazed window to the rear elevation provides excellent natural light to the stairs and landing areas. Large fitted wall mirror. Corniced ceiling. Access to the boarded loft space via a pull down ladder, with light. Wood panelled doors leading off to all first floor rooms.

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BEDROOM ONE

12'3 x 12'2



UPVC double glazed windows have views to the front and side aspects. Both with opening lights and fitted window blinds. Double panel radiator. Aerial point and power socket for a wall mounted TV. Corniced ceiling. Range of fitted bedroom furniture comprises: Bedside drawer units with overbed storage and a central illuminated glazed display unit. Two reading lights. Dressing table with drawers and cupboard below. Adjacent corner shelving. Vanity wash hand basin with matching cupboard below and a mirrored fronted bathroom cabinet above with canopied lighting and splash back tiling. Adjoining wardrobes with a central mirrored panel.

BEDROOM TWO

12'4 x 10'3



Second double bedroom. UPVC double glazed window overlooks the front elevation with a central opening light and fitted blinds. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprises: Matching bedside drawers, a kneehole dressing table with drawers either side. Corner display shelving. Integral laundry basket. Fitted double wardrobe with an adjoining vanity wash hand basin. Centre mixer tap and splash back tiling. Cupboard and drawers below. Wall mirror with a strip light over and shaving socket.

BEDROOM THREE

12'2 x 10'4



Third well proportioned bedroom currently used as a study. UPVC double glazed window overlooks the rear elevation with a centre opening light. Single panel radiator. Wall light. Bank of fitted display book shelves. Fitted double wardrobe with storage above. Adjoining cupboard houses a Baxi combi gas central heating boiler.

BEDROOM FOUR

12'3 x 8'3



Fourth double bedroom. Double glazed window overlooks the rear elevation with a centre opening light. Fitted roller blind. Single panel radiator. Built in double wardrobe.

SHOWER ROOM/WC

8'9 x 6'9



UPVC obscure double glazed window with two side opening lights. Fitted roller blind. Three piece modern white suite comprises: Wide shower cubicle with a plumbed overhead shower and additional hand held shower. Fixed glazed screen. Wide vanity wash hand basin with drawers below and a centre mixer tap. Semi concealed low level WC. Tiled display. Large fitted wall mirror. Chrome heated ladder towel rail. Inset ceiling spot lights and an Xpelair. Double panel radiator. Tiled walls. Deep built in linen store cupboard with pine shelving.

OUTSIDE



To the front of the property is a very attractive landscaped south facing garden with a pre printed pathway with side stone chipped/pebble mix areas and side shrub border. Two external wall coach lights to either side of the central entrance porch. A lawned garden continues around the side of the house with further mature corner shrubs. Timber side gate gives direct access to the rear garden. Further stone chipped areas and a side raised planter with trellis work and mature climbing plants. A double driveway provides off road parking and leads directly to the Garage.

To the immediate rear is a good sized enclosed garden, which has been laid for ease of maintenance with matching pre printed paving and stone chipped areas. Side shrub borders and a rear stone flagged patio area making the most of the evening sun. Bin store area. Outside lighting and garden tap.



DOUBLE GARAGE

19'1 x 17'1

Approached through an electric up and over door. UPVC obscure double glazed window provides some natural borrowed light. UPVC side personal door with an inset obscure double glazed panel leads directly to the rear garden. Power and light connected.

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UTILITY ROOM

11'7 x 5'8

Very useful separate Utility adjoining the rear of the Garage. With a UPVC outer door, with an inset obscure double glazed panel. UPVC obscure double glazed window. Power and light connected. Display shelving. Plumbing for a washing machine. Space for a tumble dryer and additional fridge or freezer if required.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in Bedroom Three serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has a mobile phone with Smarty and reports a good wi fi phone signal throughout the property.

Superfast Fibre Broadband is currently available. Ultrafast Full Fibre Broadband build is planned between now and December 2026.

Further information can be found at

<https://www.openreach.com/broadband-network/fibre-availability>.

LOCATION

This spacious double fronted four bedroomed detached family house is situated on a large corner plot and is located in the heart of the village with its traditional 'Village Green' with duck pond and cricket square and adjoining village primary school, local stores and the village pub, 'The Grapes'. Wrea Green is arguably one of the finest traditional villages in the county and has won the best kept village award for many years. Other local points of interest within a short driving distance include Kirkham town centre (Kirkham Grammar School) and Lytham St Annes within a 10 minute drive. Viewing recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

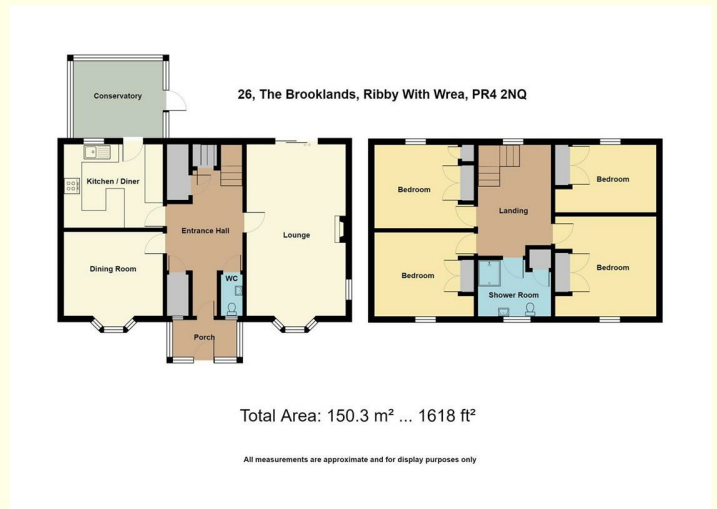
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & 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.

Consumer Protection from Unfair Trading Regulation

John Ardern & 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 January 2024



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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	81

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



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