



ESTATE AGENTS • VALUER • AUCTIONEERS



Vine House Division Lane, St Annes

- Stunning Contemporary Detached True Bungalow
- Entrance Hall with Utility & Cloaks/WC
- Superb Open Plan Living/Dining Kitchen
- Sitting Room/Bedroom Four
- Three Double Bedrooms
- Modern En Suite Shower Room/WC & Bathroom/WC
- Large Private Gardens Approached through Double Electric Gates
- Excellent Off Road Parking for a Number of Cars
- Double Glazing & Gas Central Heating
- Freehold, Council Tax Band TBC & EPC Rating B

£795,000

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



www.johnardern.com



Vine House Division Lane, St Annes

ENTRANCE HALLWAY

7'7 x 7'4



Approached through a composite outer door. Porcelain tiled floor. Inset ceiling spot lights. Contemporary wall mounted radiator in Anthracite grey. Modern oak panelled doors leading off.

CLOAKS/WC

4'2 x 3'6



Two piece white suite comprises: Wall hung wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above. Low level WC. Inset ceiling spot lights and extractor fan. Porcelain tiled walls and floor.

CLOAKROOM

5' x 3'7

Useful cloaks area with matching tiled floor. Two overhead spot lights. Side fuse box. Door leading to:

UTILITY ROOM

8'5 x 7'10

Fitted eye and low level cupboards. Circular stainless steel sink unit set in working surfaces with plumbing for a washing machine below and space for a tumble dryer. Integrated fridge/freezer with matching cupboard front. Matching porcelain tiled floor. Wall light. Wall mounted Worcester combi gas central heating boiler.

FAMILY SNUG/BEDROOM FOUR

21' x 10'2



Currently furnished and used as a second family sitting room but could easily be used as an additional bedroom if required. Double glazed aluminium framed bi-folding doors overlook and give access to the front driveway and gardens beyond. Integral fitted blinds. Wood strip laminate flooring. Inset ceiling spot lights. Grey contemporary radiator. Provisions for a wall mounted TV.

CENTRAL OPEN PLAN LIVING/DINING KITCHEN

31'2 x 25'3 overall measurements



Stunning central entertaining reception with Kitchen area. With a feature pitched vaulted ceiling having high level UPVC double glazed panels providing additional natural light.

BREAKFAST KITCHEN



To the Kitchen area is a double glazed window overlooking the private gardens with two side opening lights and window blinds. Excellent range of fitted eye and low level cupboards and drawers. One and a half bowl sink unit with a matte black centre mixer tap. Set in contrasting work surfaces with matching splash back. Large central island unit/breakfast bar with a fitted wireless phone charging pad. Built in appliances comprise: Neff four ring induction hob with a contemporary pop up extractor fan. Neff wine fridge. Matching twin Neff electric ovens with grills. Integrated fridge/freezer and a Beko integrated Dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. Contemporary radiator. Porcelain tiled flooring throughout.



LIVING/DINING AREA



With matching tiled floor and inset ceiling spot lights with additional high level UPVC double glazed windows. Provisions for a wall mounted TV. Two additional contemporary radiators. Aluminium framed bi-folding doors overlook the lawned gardens. Integral blinds. Additional full length double glazed side windows. Door leading off to the Bedroom Wing.



Vine House Division Lane, St Annes



BEDROOM WING

INNER HALLWAY

15'9 x 3'1

Pitched high level ceiling with UPVC double glazed windows. Inset ceiling spot lights. Matching doors leading off.

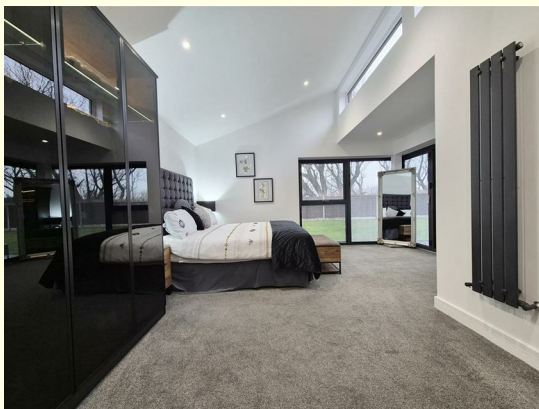
BEDROOM SUITE ONE



Very impressive principal bedroom suite. Bi-folding double glazed patio doors overlook and give garden access. Fitted window blinds.

BEDROOM

18'2 x 15'5 max



(max L shaped measurements) Very impressive principal bedroom suite. Bi-folding double glazed patio doors overlook and give garden access. Fitted window blinds. Two full length double glazed windows, again with matching window blinds and top opening light. Pitched ceiling with inset spot lights. Television aerial point. Wall mounted radiator. Fitted bank of wardrobes with glazed and illuminated wardrobes with internal glass shelves. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

6'9 x 6'7



Obscure double glazed opening window to the rear elevation. Modern three piece white suite comprises: Full width shower cubicle with an overhead plumbed shower and additional hand held shower. Fixed glazed screen. Wide wall hung vanity wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Part tiled walls and floor. Pitched ceiling with inset spot lights. Wall mounted extractor fan.

BEDROOM TWO

14'2 x 13'4



Second well proportioned double bedroom. Bi-folding double glazed patio doors giving direct garden access. Adjoining full length double glazed window with fitted blinds and a top opening light. Inset ceiling spot lights. Bank of fitted wardrobes with hanging rails and shelving.

BEDROOM THREE

14'4 x 10'3



Third large double bedroom. Bi folding double glazed patio doors overlooking the gardens. Integral window blinds. Inset ceiling spot lights. Contemporary wall mounted radiator in Anthracite grey.

BATHROOM/WC

8'3 x 6'6



Spacious family bathroom comprising a three piece modern white suite. Obscure double glazed opening window to the rear elevation. L shaped tiled panel bath with a centre mixer tap. Overhead plumbed shower and additional hand held shower with a fixed glazed screen. Wide vanity wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above. Low level WC. Part tiled walls and floor. Chrome heated ladder towel rail. Wall mounted extractor fan. Pitched ceiling with inset spot lights.

OUTSIDE



The front of the property is initially approached via a shared driveway just off Division Lane, continuing to a set of private electrically operated double opening gates, with a private long stone chipped driveway leading to Vine House. Further stone chipped area provides excellent off road parking. The gardens have been laid principally to lawn with a side stone flagged patio area and offer tremendous potential to create further outdoor entertaining areas. External timber garden store. External lighting and external power points. External gas and electric meters. (Note: beyond the rear fence there is an additional strip of land towards Common Edge Road which passes with this property, with mature trees, which the vendor informs us are not under a Tree Preservation Order (TPO). Should a purchaser wish to extend the garden further. Solicitors to confirm)

DRAINAGE

Vine House has a Diamond WPL sewage treatment plant that doesn't require emptying

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED, with a mixture of aluminium and UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

A very impressive, contemporary and individually designed detached three/four bedroom true bungalow standing on a large plot approached through electrically operated double opening gates, with extensive lawned gardens and stone chipped driveway providing excellent off road parking for a number of cars. Division Lane is situated just off Common Edge Road with easy access to the M55 motorway access. Blackpool, St Annes and Lytham centres are all within an easy drive together with a number of local schools and golf courses. Viewing essential to appreciate the superbly appointed accommodation this property has to offer. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be

Vine House Division Lane, St Annes

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 February 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	82	89	England & Wales		EU Directive 2002/91/EC



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.