



ESTATE AGENTS • VALUER • AUCTIONEERS



16 Kingston Drive, Lytham

- Superbly Presented Detached Family House
- Large Lounge
- Stunning Open Plan Dining Kitchen with Large Living Area
- Utility Room & Cloaks/WC
- Four Bedrooms
- En Suite Shower Room & Bathroom/WC
- Landscaped Rear Garden
- Double Garage & Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating D

£575,000

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



www.johnardern.com



16 Kingston Drive, Lytham

GROUND FLOOR

ENTRANCE PORCH

12'2 x 4'3



Spacious porch entrance approached through a composite outer door with an inset double glazed panel. Side UPVC double glazed windows to either side with top opening lights. Fitted 'Night & Day' window blinds. Panelled ceiling with an overhead light. Contemporary inner door with inset glazed panels leading to the Hallway.

HALLWAY

9'9 x 8'6

Tastefully decorated central Hall with a turned staircase leading to the first floor with a spindled balustrade. Deep understair store cupboard. Corniced ceiling. Panel radiator with a decorative screen. Feature bi-folding glazed doors overlook and give direct access to the Dining Room with open plan Living/Kitchen leading off. Oak veneer doors lead to the Lounge and Cloaks/WC.

CLOAKS/WC

6'10 x 2'0



Modern two piece white suite comprises: Semi concealed low level WC with display sill above. Circular sink unit with a centre mixer tap and cupboard below. Ceramic splash back tiling. Inset ceiling spot lights and extractor fan. Fitted wall mirror. Ceramic tiled floor.

LOUNGE

20'5 x 11'2



Well proportioned principal reception room. Double glazed window overlooks the front aspect with a side opening light and fitted window blinds. Panel radiator below. Focal point of the room is a contemporary fireplace with a display surround and raised hearth supporting a remote control gas log effect fire. Two obscure double glazed windows to either side of the fireplace, again with fitted window blinds. Corniced ceiling. Additional single panel radiator on the inner wall. Television aerial point. The modern media display unit is available by separate negotiation. Square arch leads to the adjoining open plan Living Room.



OPEN PLAN LIVING/DINING KITCHEN



Stunning large open plan L shaped family entertaining Kitchen with a Dining and Sitting Area.

SITTING AREA

19'9 x 9'5



The extended sitting area has a pitched ceiling with three Velux double glazed pivoting roof lights. Double glazed sliding patio doors overlook and give direct access to the rear garden. Canopied inset ceiling spot lights above and three further overhead lights. An additional obscure double glazed window to the side elevation with concealed LED strip lighting. Attractive Karndean tiled flooring throughout. two contemporary panel radiators. Television aerial point.



OPEN PLAN DINING KITCHEN

30'9 x 11'4



To the front Dining Area, also approached through feature bi-folding glazed doors from the central Hall, is a double glazed window overlooks the front elevation with fitted vertical window blinds. Single panel radiator. Matching Karndean flooring. Corniced ceiling.

The modern (approx 5 years old) German fitted Kutchenhaus kitchen comprises an excellent range of eye and low level fixture cupboards and drawers. Circular sink unit with a centre mixer tap set in heat resistant work surfaces with matching splash back and concealed LED strip lighting. Central island unit with further cupboards and drawers below. Built in appliances comprise: CDA four ring induction hob with a Neff illuminated extractor canopy above. CDA electric oven and grill. Integrated fridge/freezer with a matching cupboard front. Matching Karndean tiled flooring. Wall mounted column radiator. Matching pitched ceiling with a Velux double glazed pivoting roof light. Inset ceiling spot lights and overhead light. Double glazed sliding patio door overlook and gives additional rear garden access. Further canopied inset spot lights above. Sliding door leads to the Utility Room.



UTILITY ROOM

8'5 x 5'9

Useful separate Utility with an automatic light. Built in storage cupboard. Stainless steel single drainer sink unit set in working surfaces with splash back tiling. Eye and low level cupboards. Plumbing for a washing machine. Plumbing and space for a slimline dishwasher. Additional space for a fridge or freezer if required. Matching Karndean tiled floor.

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FIRST FLOOR LANDING



Central landing approached from the previously described staircase. To the half landing is a large obscure double glazed window providing excellent natural light to the Hall, stairs and landing areas. Fitted vertical window blinds. Matching spindled balustrade.

BEDROOM ONE

127 x 11'5



Tastefully decorated principal bedroom suite. Double glazed window overlooks the rear aspect with a side opening light. Double panel radiator. Corniced ceiling. Built in wardrobe with hanging rail and storage above. Door leading to the En Suite.

EN SUITE SHOWER ROOM

6'9 into shower x 3'6



High level obscure double glazed opening window with a tiled display sill. Two piece suite comprises: Step in shower cubicle with a plumbed overhead shower and pivoting glazed door. Wash hand basin with an offset mixer tap with a tiled display surround. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Wall mirror. Four inset ceiling spot lights and extractor fan.

BEDROOM TWO

127 x 11'2



Second nicely decorated double bedroom. Double glazed window to the rear elevation with a side opening light. Corniced ceiling. Two fitted double wardrobes with storage space above. Built in airing cupboard houses a wall mounted Worcester combi gas central heating boiler.

BEDROOM THREE

11'3 x 7'3



Third well proportioned bedroom. Double glazed window to the front elevation with a side opening light. Single panel radiator.

BEDROOM FOUR

10'1 x 7'3



Fourth bedroom currently used as a home office. Double glazed window overlooks the front elevation with a side opening light. Single panel radiator. Telephone point. Fitted double wardrobe with sliding doors. Built in store cupboard.

BATHROOM/WC

6'9 x 5'5



Modern family bathroom comprising a three piece white suite. Panelled bath with centre mixer taps, a glazed screen and plumbed over bath shower. Pedestal wash hand basin with a centre mixer tap, glass display shelf and illuminated mirror above. Low level WC completes the suite. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan. Access to the loft space.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in Bedroom Two 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

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

OUTSIDE



To the front of the property is an open plan lawned garden with central inset stepping stones and well stocked flower and shrub borders. A block paved driveway provides good off road parking and leads directly to the double Garage. Matching block paved pathway to the front central entrance with external wall light.

To the immediate rear is a delightful good sized enclosed garden enjoying a private westerly facing sunny aspect. Laid mainly to lawn with curved well stocked flower and shrub borders with mature conifers. A stone flagged patio area with matching pathway to the side of the house with a large timber shed, garden tap and external power points. Useful bin store area and a timber gate leading to the front of the property.

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DOUBLE GARAGE

177 x 16'5

Brick double garage approached through an electric up and over door. Rear UPVC personal door with an inset obscure double glazed panel gives rear garden access. Power and light connected. Gas and electric smart meters.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This extremely well appointed extended four bedroomed detached family home is situated on this well planned development known as West Park, constructed in the early 1970's by Bovis Homes who won an award for the design of the estate. West Park is situated close to Ansdell's comprehensive shopping facilities on Woodlands Road and there are transport services near by leading to both Lytham and St Annes principal centres. Other local points of interest within a few minutes walking distance include Fairhaven Golf Course with Ansdell and Lytham Hall Park Primary Schools and Lytham St Annes High School also nearby.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

Consumer Protection from Unfair Trading Regulation

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 March 2024



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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	England & Wales		EU Directive 2002/91/EC	64



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