



ESTATE AGENTS • VALUER • AUCTIONEERS



18 North View Fold, Wrea Green

- Modern Detached Family House
- Superbly Appointed Throughout
- Principal Lounge
- Stunning Full Width Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Four Bedrooms
- Modern En Suite Shower/WC & Modern Bathroom/WC
- Gardens Front & Rear
- Integral Double Garage & Excellent Off Road Parking
- Freehold & EPC Rating B

£549,000

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



www.johnardern.com



18 North View Fold, Wrea Green

GROUND FLOOR

HALLWAY

14'8 x 4'6



Tastefully appointed entrance hall approached through an outer door with an inset obscure double glazed leaded decorative panel. Obscure double glazed window to the side provides further good natural light. Turned staircase leads to the first floor with a side hand rail. Double panel radiator. Amtico wood effect flooring. Wall mounted room thermostat. Internal door leads to the integral double garage. White panelled doors lead off.

CLOAKS/WC

5'1 x 3'7



Two piece white suite comprises: Wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Single panel radiator. Ceramic tiled floor. Two inset ceiling spot lights and extractor fan.

LOUNGE

17'3 x 11'8



Nicely decorated reception room. UPVC double glazed window enjoys an outlook over the front garden. Two side opening lights and four top opening lights. Double panel radiator. Television aerial point. Telephone point.

OPEN PLAN LIVING/DINING KITCHEN

34' x 12'3 max



(max overall L shaped measurements) Impressive open plan family Kitchen with a central Dining area and separate Living area spanning the full width of the property.

LIVING AREA



Double glazed window enjoys an outlook over the rear garden with a side opening light. Double panel radiator. Matching Amtico flooring. Inset ceiling spot lights. Television aerial point. Square arch to the central Dining area.

CENTRAL DINING AREA



UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length double glazed windows to either side. Matching Amtico flooring. Double panel radiator. Display shelving to the rear of the Kitchen base units. Inset ceiling spot lights. Useful built in cloaks/store cupboard.

KITCHEN



Double glazed window overlooking the rear garden with a side opening light. Excellent range of modern eye and low level cupboards and drawers. One and a half bowl stainless steel sink unit with a centre mixer tap set in granite working surfaces with matching splash back and concealed downlighting. Built in appliances comprise: AEG four ring gas hob in a brushed chrome surround, matching splashback with an illuminated extractor above. AEG electric oven and grill. Combination microwave oven above. AEG integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. Matching Amtico flooring. Door leads to the Utility.

UTILITY ROOM

7'7 x 5'5



Useful separate Utility room. Outer door with an inset obscure double glazed panel gives access to the side of the house. Eye and low level cupboards and central display shelving. Stainless steel sink unit with a centre mixer tap set in matching granite working surfaces with splash back tiling. Plumbing for a washing machine and space for a tumble dryer. Wall mounted extractor fan. Single panel radiator. Inset ceiling spot lights and loft access. Useful understair store cupboard with shelving and matching Amtico flooring.

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FIRST FLOOR LANDING



Spacious L shaped landing approached from the previously described staircase with white spindled balustrade. Single panel radiator. Wall light. Built in airing cupboard houses a hot water cylinder and provides linen storage space. Access to the boarded loft space with light via a pull down ladder.

BEDROOM SUITE ONE

14'8 max x 12'6 + wardrobes



Delightfully appointed principal double bedroom. Double glazed window enjoys an outlook to the front of the property. Two side opening lights. Single panel radiator. Excellent range of fitted bedroom furniture comprise: Three double wardrobes. Kneehole dressing table with drawers either side and wall mirror above. Two freestanding matching drawer units available by separate negotiation. Wall mounted room thermostat. Door leads to the Utility.

EN SUITE SHOWER ROOM/WC

9'5 into shower x 4'5



Obscure double glazed opening window to the side elevation. Modern three piece white suite comprises: Wide step in shower cubicle with a plumbed shower and sliding glazed doors. Sottini vanity wash hand basin with a centre mixer tap and cupboard below. Wall mirror above with a wall mounted shaving point. Low level WC. Inset ceiling spot lights and wall mounted extractor fan. Ceramic tiled floor. Chrome heated ladder towel rail. Wall mounted matching bathroom cabinet.

BEDROOM TWO

10'9 x 9'2



Second superb double bedroom. Double glazed window to the rear of the property. Two side opening lights. Single panel radiator. Three fitted double wardrobes. Two freestanding matching drawer units available by separate negotiation. Aerial point and power socket for a wall mounted TV.

BEDROOM THREE

10'10 x 9'2



Third double bedroom. Double glazed window to the rear of the property. Two side opening lights. Single panel radiator. Fitted double wardrobe and an adjoining display drawer unit with wall mirror above. Two freestanding matching drawer units available by separate negotiation.

BEDROOM FOUR

10'8 x 10'4 into reveal



Fourth well proportioned double bedroom currently used as a Study. Double glazed window overlooks the front of the property with two side opening lights. Single panel radiator. Built in store cupboard with shelving.

BATHROOM/WC

7'6 x 6'5



Obscure double glazed opening window to the rear elevation. Modern three piece white suite comprises: Panelled bath with a centre mixer tap and an overbath shower with pivoting glazed shower screen. Sottini vanity wash hand basin with a centre mixer tap and cupboard below. Wall mirror above with a wall mounted shaving point. Low level WC completes the suite. Inset ceiling spot lights and wall mounted extractor fan. Ceramic tiled floor. Chrome heated ladder towel rail. Wall mounted bathroom cabinet.

OUTSIDE



To the front of the property is an open plan lawned garden with side flower and shrub borders. A wide block paved driveway provides excellent off road parking and leads directly to the double garage. A stone flagged pathway leads to the front covered entrance with external wall light. A gate to the side of the house gives rear garden access.

To the immediate rear is a superb enclosed garden family garden with a stone flagged sun terrace with matching pathways. With a central lawn and additional rear circular sun patio with corner raised walled flower bed with trellis work and climbing plants. Further side flower and shrub borders with maturing trees. Garden tap. External light and power point. Attractive corner timber framed potting shed with power and light connected.



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DOUBLE GARAGE

16'10 x 15'8

Approached through an electric up and over door. Internal side door to the main house. Pitched and tiled roof with loft storage. Power and light connected. Wall mounted Potterton Promax SL gas central heating boiler.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Potterton boiler in the Garage 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 F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £229.40 is currently levied.

LOCATION

This extremely well appointed modern four bedroomed detached house was constructed in 2017 by Redrow Homes on this delightful small development, situated in the heart of arguably one of the counties finest traditional villages. With its centre 'Village Green' together with duck pond and cricket square with adjoining Primary School and the well known pub and restaurant 'The Grapes'. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Internal and external viewing recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

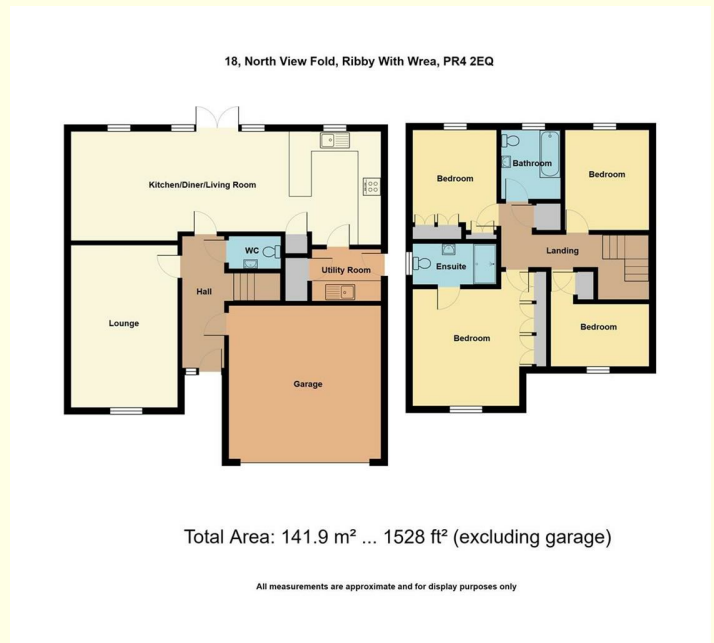
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

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			92
(81-91) B		84	
(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	

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			
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Not environmentally friendly - higher CO ₂ emissions			
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