



ESTATE AGENTS • VALUER • AUCTIONEERS



## 14 Beechfield Avenue, Wrea Green

- Deceptively Spacious Detached Family House
- In the Heart of Wrea Green Village
- Three Reception Rooms & Conservatory
- Breakfast Kitchen & Cloaks/WC
- Four Double Bedrooms
- Two En Suites & Family Bathroom/WC
- Superb Good Sized Landscaped Rear Gardens
- Double Garage & Good Off Road Parking
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band G & EPC Rating TBC

**£650,000**

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



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



## 14 Beechfield Avenue, Wrea Green

### GROUND FLOOR

Covered entrance with external wall light.

### HALLWAY

11'11" x 11'7"



Approached through a composite outer door with inset obscure double glazed leaded panels. UPVC obscure double glazed opening window to the side of the door provides excellent natural light to the Hall and Stairs. Turned staircase with a white spindled balustrade leads to the first floor. Understair store cupboard. Attractive wood effect flooring. Single panel radiator. Corniced ceiling with inset spot lights. White panelled doors leading off.

### CLOAKS/WC

4'3" x 4' min

Obscure double glazed leaded opening window with fitted window blinds. Two piece white suite comprises: Pedestal wash hand basin with a centre mixer tap. Display sill above. Low level WC. Single panel radiator. Part tiled walls. Matching wood effect flooring. Corniced ceiling with an overhead light.

### STUDY

8'7" x 7'10"



Double glazed leaded oriel bay window with a deep display sill overlooks the front elevation. Two side opening lights. Fitted vertical blinds. Single panel radiator. Corniced ceiling. Matching wood effect flooring.

### LOUNGE

22'3" x 13'4"



Tastefully presented and spacious principal reception room. UPVC double glazed leaded window enjoys an outlook over the rear garden. Two side opening lights. Focal point of the room is a stone fireplace with a matching raised hearth and inset supporting a gas coal effect living flame fire. Illuminated chimney recesses either side with two hardwood double glazed opening outer windows to the side elevation. Double panel radiator. Television aerial point. Corniced ceiling with two decorative ceiling roses. Wall light. Door leads to the adjoining Dining Room.



## DINING ROOM

127 x 11'4



Second well proportioned reception room. Wood effect flooring. Double panel radiator. Corniced ceiling. Part glazed door to the Kitchen. Sliding double glazed patio doors overlook and give direct access to the Conservatory.

## CONSERVATORY

117 x 9'4



Brick based and UPVC double glazed Conservatory. Pitched insulated glazed ceiling with an overhead light. UPVC double glazed windows overlook the rear garden with a number of top opening lights. Central double opening French doors give direct garden access. Ceramic tiled floor. Double panel radiator.

## BREAKFAST KITCHEN

18'2 x 13'2



Spacious family Kitchen approached through part glazed doors from both the Hallway and Dining Room. Two UPVC double glazed windows overlook the side garden area. Side opening lights. Excellent range of 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: Five ring gas hob with a Neff illuminated extractor canopy above (note: centre ring not working). Neff electric double oven and grill. Neff integrated dishwasher with a matching cupboard front. Space for a fridge/freezer. Ceramic tiled floor. Two double panel radiators. Inset ceiling spot lights. Wall mounted central heating programmer control. Power point and aerial socket for a wall mounted TV. Internal door leads to the DOUBLE GARAGE with Utility area.

## FIRST FLOOR LANDING

14'1 x 11'1 min



Spacious central landing approached from the previously described staircase with a matching white spindled balustrade. Single panel radiator. Corniced ceiling. Access to the part boarded loft space with a pull down ladder and light. Very useful walk in carpeted airing/store room 6'2 x 5'3 (some restricted head height) with an overhead light and housing the hot water cylinder. Matching white panelled doors leading off,

# 14 Beechfield Avenue, Wrea Green



## BEDROOM SUITE ONE

17'8 x 16'1



Large principal bedroom suite. Two UPVC double glazed leaded windows overlook the front elevation with side and top opening lights and two single panel radiators below. Additional double glazed leaded window to the side elevation with a top opening light. Corniced ceiling. Bank of fitted wardrobes to one wall, comprising two singles and three double wardrobes. Door leads to the En Suite.

## EN SUITE BATHROOM/WC

10'8 x 8'



UPVC obscure double glazed window to the side elevation with a side and top opening light. Five piece white suite comprises: Tiled panelled bath with a centre mixer tap and a pull out hand held shower attachment. Mosaic tiled surround and recess with glass display shelving. Step in shower cubicle with folding glazed doors and an Aqualisa shower (we understand the shower basin requires attention). Twin vanity wash hand basins set in a laminate display surround with cupboards below. Two wall mirrors above with a strip light and shaving socket. Low level WC completes the suite. Ceramic tiled walls and floor. Double panel radiator. Inset ceiling spot lights and extractor fan.

## BEDROOM SUITE TWO

14'9 max x 13'6



Second tastefully presented double bedroom. UPVC double glazed leaded window overlooks the rear garden with two side opening lights. Single panel radiator. Corniced ceiling. Television aerial point. Door leads to the En Suite.

## EN SUITE SHOWER ROOM

8' x 3'1



Two piece suite comprises: Step in shower cubicle with a folding glazed door and an Aqualisa shower. Vanity wash hand basin with a centre mixer tap and cupboards below. Laminate display surround. Wall mirror above. Part tiled walls and floor. Single panel radiator. Inset ceiling spot lights and extractor fan.

## BEDROOM THREE

14'8 x 13'6



Third large double bedroom. UPVC double glazed leaded window overlooks the rear garden with opening lights. Single panel radiator. Corniced ceiling. Bank of fitted wardrobes comprising two single and two double wardrobes. Central cupboard with shelving and drawers below.

## BEDROOM FOUR

13'1 x 9'1



Fourth double bedroom. UPVC double glazed leaded window overlooks the front elevation with a side opening light. Single panel radiator. Corniced ceiling.

## BATHROOM/WC

9'4 x 8'



Spacious family bathroom. UPVC obscure double glazed leaded window to the side elevation with a side opening light. Four piece white suite comprises: Corner tiled panelled bath with a centre mixer tap. Step in corner shower cubicle with folding glazed doors and an Aqualisa shower. Corner vanity wash hand basin set in a laminate display surround with cupboard below and a centre mixer tap. Wall mirror above with a glass display shelf. Low level WC. Ceramic tiled walls and floor. Double panel radiator. Inset ceiling spot lights and extractor fan.

## OUTSIDE



The front of the property is approached via a block paved driveway, providing good off road parking for a number of cars and leading directly to the integral double garage. A stone flagged pathway leads to the front covered entrance and continues down either side of the property with gates to the rear garden. Side well stocked shrub borders. External gas and electric meters. Security lighting.

To the immediate rear is a stunning enclosed garden with a stone flagged sun terrace and rear lawn with a corner decked patio area. Surrounded by very well stocked flower and shrub borders with mature trees and a central flower bed. Timber trellis work to the rear of the house with a stunning mature Wisteria and climbing rose bush. External lighting. A low level picket fence and side gate leads to a very useful second garden area, ideal for Dogs. With an artificial lawn and stone flagged pathway. Garden tap and all weather power point. Aluminium framed greenhouse. Security lighting.



# 14 Beechfield Avenue, Wrea Green



## DOUBLE GARAGE

18' x 179

Integral brick double garage approached through two up and over doors. Overhead canopy with two external wall lights. Power and light connected. Side personal outer door with an inset obscure glazed panel leads to the side garden. Obscure glazed window to the side elevation. Wall mounted Main Eco Elite gas central heating boiler. Stainless steel single drainer sink unit with hot and cold water taps. Plumbing for a washing machine below and space for a tumble dryer. Eye and low level fitted cupboards. Internal door to the Kitchen.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Main Eco Elite boiler in the Garage serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with the majority having UPVC frames.

## TENURE FREEHOLD/COUNCIL TAX

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

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## LOCATION

This deceptively spacious well appointed four bedroomed detached family house was constructed by Kensington Developments in the late 1990s and this particular property enjoys a secluded location at the top of Beechfield Avenue, boasting a superb landscaped rear garden. The village of Wrea Green is possibly one of the County's finest traditional villages with its centre GREEN incorporating a cricket square and duck pond and surrounded by local amenities including village post office and shop, primary school and the well known Grapes pub. From the village, Lytham St Annes, Warton incorporating BAE Systems and Kirkham centres are all a close drive away. There is also easy access from the village to the M55 motorway junction at Kirkham which leads to the M6 and beyond.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

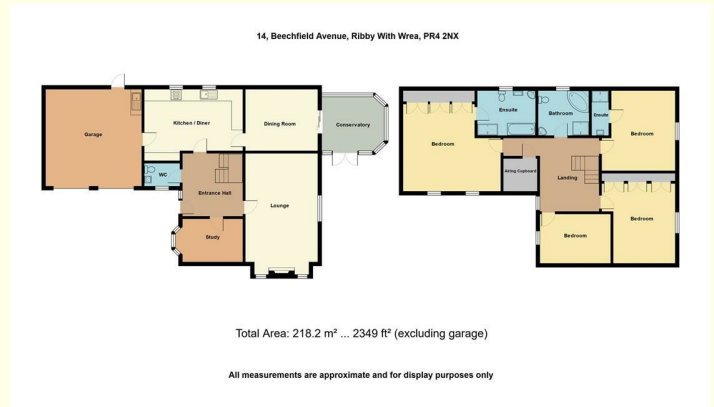
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: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

## 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 July 2024



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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	

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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