



ESTATE AGENTS • VALUER • AUCTIONEERS



1 Hampstead Close, Lytham

- Extended Detached True Bungalow
- Superbly Presented Throughout
- Lounge & Open Plan Living/Dining Kitchen
- Three Bedrooms & Modern Family Bathroom/WC
- Fourth Bedroom with Dressing Area & En Suite Shower/WC
- Large Landscaped Gardens to the Front, Side & Rear
- Good Off Road Parking & Small Garage for Storage
- Gas Central Heating & Double Glazing
- Viewing Essential
- Freehold, Council Tax Band E & EPC Rating D

£595,000

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



www.johnardern.com



1 Hampstead Close, Lytham

ENTRANCE HALLWAY

20'3 x 5'7



Nicely appointed central hallway approached through a composite outer door with inset frosted double glazed panel. Matching double glazed panels to either side of the door provide good natural light. Two inset ceiling spot lights above. Laminate wood effect flooring with a sunken mat well. Panel radiator with decorative screen. Built in store cupboard with power point and matching flooring. Contemporary wood panelled doors lead off.

LOUNGE

16'9 x 14'8 max into bay



Well proportioned principal reception room. UPVC double glazed window overlooks the front garden with two side opening lights and fitted window blinds. Double panel radiator. Inset ceiling spot lights. Matching laminate wood flooring. Feature 'Media Wall' with illuminated displays and a central gas log effect remote control contemporary fireplace. Large Hisense flat screen television above.



OPEN PLAN LIVING/DINING KITCHEN

22'4 x 16'7



Stunning open plan entertaining family Kitchen.

KITCHEN



Excellent range of modern eye and low level fixture cupboards and drawers. One and a half bowl Franke single drainer sink unit with centre mixer tap. Set in heat resistant Quartz working surfaces with matching splash back and further feature mirrored splash back. Large matching Island unit/breakfast bar with three pendant light fittings over. Further cupboards and drawers below and an integrated Belling four ring induction hob with a Candy illuminated extractor above. Further built in appliances comprise two Hotpoint oven and grills. Essentials dishwasher and washing machine, both with matching cupboard fronts. Integrated fridge and freezer. Ceramic tiled floor. Wall mounted Techwood slimline TV. Inset ceiling spot lights. Wall mounted contemporary radiator. Square archway leads to the Sitting/Dining area.

LIVING/DINING AREA



Matching ceramic tiled floor. Feature lantern double glazed roof light. Double glazed window with two side opening lights and fitted window blinds. Matching Bi-folding patio doors overlook and give direct access to the rear landscaped garden. Matching contemporary radiator. Door leads off to Bedroom Four.



BEDROOM FOUR/GUEST ROOM

13'4 x 8'7



Superb teenagers suite/guest bedroom with en suite facilities. Currently used as an additional Sitting Room. Double glazed window overlooks the rear garden with two side opening lights and having fitted window blinds. Single panel radiator. Square archway leads to the Dressing Area.

DRESSING AREA

5'9 x 3'7 + wardrobes



Double glazed pivoting roof light. Bank of fitted wardrobes to either side, comprising four doubles with canopied lighting above. Door leads to the En Suite.

EN SUITE SHOWER/WC

8'5 max x 5'8



UPVC obscure double glazed window to the side elevation with top opening light and window blinds. Display sill below. Three piece modern white suite comprises: Wide shower enclosure with part glazed screens. Plumbed overhead shower. Semi concealed low level WC. Wall hung vanity wash hand basin with drawers below and centre mixer tap. Part ceramic tiled walls. Chrome heated ladder towel rail. Attractive ceramic tiled floor. Inset ceiling spot lights and extractor fan.

INNER HALLWAY

13'6 x 4'3 max

Matching laminate wood flooring. Access to loft space. Doors lead off to the Bedroom wing.

1 Hampstead Close, Lytham



BEDROOM ONE 14'2 x 9'9



Tastefully decorated double bedroom. Double glazed windows overlook both the front and side elevations. Side opening light and window blinds. Double wardrobe with sliding mirrored doors. Wall mounted Techwood slimline television. Single panel radiator.

BEDROOM TWO 14'9 x 8'9



Second tastefully appointed double bedroom. Double glazed window overlooks the rear garden with two side opening lights and window blinds. Single panel radiator. Fitted wood panelling to one wall with display shelf above. Bank of freestanding wardrobes.



BEDROOM THREE 10'9 x 8'8



Third well proportioned bedroom currently used as a study. Double glazed window overlooks the front garden with window blinds. Side opening light. Single panel radiator. Feature world map to one wall.

BATHROOM/WC

8'2 x 7'2



Superb modern family bathroom. Obscure double glazed window to the side elevation with two side opening lights and window blinds. Modern three piece suite comprises: Large freestanding bath with centre mixer tap and hand held shower attachment. Wall hung wash hand basin with drawer below and centre mixer tap. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.

OUTSIDE



To the front of the bungalow is a block paved driveway providing off road parking for three cars. Two timber gates to either of the property give direct rear garden access. To the front and side is an open plan garden, attractively landscaped for ease of maintenance with coloured slate clippings and side flower and shrub borders. Additional corner and inset shrubs and trees. External all weather power point. Security lighting and two wall lights to either side of the front door.

To the immediate rear is a superb enclosed garden enjoying a private and sunny aspect. A stone flagged patio area is approached from the Bi Folding doors off the Dining Kitchen. With matching pathways. Outside lighting and garden tap. Lawned garden beyond with a central circular flower bed and surrounded by side flower and mature shrub borders. Second corner stone flagged patio area with timber pergola. Timber framed summerhouse.



GARAGE

11'3 x 8'6

Small garage for storage approached through an up and over door. Power and light supplies connected. Wall mounted Baxi combi gas central heating boiler.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler serving panel radiators and giving instantaneous 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 E

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>

SECURITY

The property has external CCTV to the front and rear.

LOCATION

This very well appointed, extended and modernised four bedroomed detached true bungalow is situated on the corner of Hampstead Close and Hall Park Drive on the ever popular development known as West Park. Constructed in the early 1970's by Bovis Homes and situated within a few minutes strolling distance to the centre of Ansdell with its shopping facilities on Woodlands Road and adjoining transport services linking into Lytham and St Annes. Other local points of interest include being a short walk to Fairhaven Golf Club. Internal and external viewing essential.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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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.

Consumer Protection from Unfair Trading Regulation

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1, Hampstead Close, Lytham St Annes, FY8 4RX



Total Area: 129.5 m² ... 1394 ft² (excluding garage)

All measurements are approximate and for display purposes only



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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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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