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3 The Dell, Wrea Green

- Spacious Detached Family House
- Large Lounge with Dining Area
- Conservatory, Breakfast Kitchen & Utility Porch
- Ground Floor 4th Bedroom/Reception Room & Shower Room/WC
- Three 1st Floor Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Gardens to the Front, Side & Rear
- Double Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band F & EPC Rating D

£449,950

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



www.johnardern.com



3 The Dell, Wrea Green

GROUND FLOOR

ENTRANCE PORCH

5' x 3'8

Approached through a composite outer door with inset obscure double glazed leaded panels. UPVC obscure double glazed full length panels to either side. Overhead light. Large fitted door mat. Obscure glazed door leads to:

HALLWAY

13'4 x 7'8



Spacious central Hall. Turned staircase leads to the first floor with a spindled balustrade. Understair cloaks/store cupboard with a phone point. Double panel radiator. Corniced ceiling. White panelled doors leading off.

LOUNGE WITH DINING AREA

24'5 x 20'2 max



(max L shaped measurements) Very spacious L shaped reception room. Two double glazed windows overlook the side gardens with top opening lights and fitted vertical window blinds. Television aerial point. Telephone/internet points. Corniced ceiling. Two double panel radiators. Two wall lights. Focal point of the room is a fireplace with marble effect display surround. Matching raised hearth and inset supporting a gas coal effect living flame fire. Double opening UPVC double glazed French doors lead to the adjoining Conservatory with matching full length double glazed panels to either side. Fitted vertical blinds.



To the Dining Area is a double glazed window overlooking the rear garden with a top opening light and window blinds. Additional single panel radiator and telephone point. Door gives additional access to the Kitchen.

CONSERVATORY

11'9 x 8'9



UPVC double glazed windows overlook the side and rear gardens. Number of top opening lights with integral fitted window blinds. Pitched glazed roof with three inset spot lights. Double opening double glazed French doors lead to the side lawned gardens. Double panel radiator. Wood effect laminate floor.

BREAKFAST KITCHEN
13'6 x 13'2



Good sized family Kitchen, approached from both the Hall and Lounge/Dining Room. Double glazed window overlooks the rear garden with two top opening lights and vertical blinds. Good range of eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling and concealed downlighting. Matching central Island/Breakfast Bar with further cupboards and drawers below. Built in appliances comprise: Neff four ring gas hob with a stainless steel illuminated extractor canopy above. Neff electric oven and grill. Microwave oven above. Integrated Neff dishwasher and fridge/freezer with matching cupboard fronts. Space for a tumble dryer. Concealed Baxi gas central heating boiler. Ceramic tiled floor. Single panel radiator. Corniced ceiling. Television aerial point. Two overhead lights. UPVC door with an inset obscure double glazed panel leads to the Utility.



UTILITY PORCH
11'3 x 3'1

Useful separate Utility area. High level UPVC double glazed opening window to the front elevation. Plumbing for a washing machine. Single panel radiator. Overhead light. UPVC outer door with an inset double glazed panel leads to the rear Garden.

BEDROOM FOUR/DINING ROOM
12'6 x 10'



Flexible ground floor room, currently furnished as a Dining Room but could easily be used as a ground floor Bedroom, having the ground floor Shower Room across the Hall. Double glazed window overlooks the front garden with two side opening lights and fitted window blinds. Single panel radiator. Corniced ceiling.

SHOWER ROOM/WC
9'5 x 4'9 max



High level obscure double glazed opening window to the front elevation. Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors and a Mira electric shower. Pedestal wash hand basin with a centre mixer tap. Wall mirror above. Low level WC. Tiled walls. Double panel radiator. Overhead light. Side white display meter cupboard, housing the gas and electric meters.

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FIRST FLOOR LANDING

11'4 x 5'9 max



Spacious central landing approached from the previously described staircase with matching spindled balustrade. Access to loft space. Built in airing cupboard houses a lagged hot water cylinder and has pine shelving for linen storage. White panelled doors leading off.

BEDROOM SUITE ONE

13' x 12'1



Principal en suite double bedroom. Double glazed window to the side elevation with two side opening lights. Fitted window blinds. Single panel radiator. Corniced ceiling. Television aerial point. Range of fitted bedroom furniture comprises: Bank of four fitted very deep double wardrobes, with further storage space beyond into the roof eaves. Additional double and single wardrobes and bedside drawer units. Door leads to the En Suite.



EN SUITE SHOWER/WC

7'3 x 4'7



Obscure double glazed window with a top opening light to the front elevation. Three piece white suite comprises: Corner step in shower cubicle with curved glazed sliding doors and a Mira Sprint electric shower. Pedestal wash hand basin with a centre mixer tap. Wall mirror above. Low level WC. Ceramic tiled walls. Overhead light. Single panel radiator.

BEDROOM TWO

10'10 max into dormer x 8'9



Second double bedroom. Double glazed dormer window to the front elevation with fitted blinds. Additional double glazed window to the side aspect with two side opening lights and vertical blinds. Single panel radiator. Corniced ceiling. Two built in double cupboards with shelving providing excellent roof eaves storage space. Additional built in double wardrobe.



BEDROOM THREE

11'4 x 7'2



Third well proportioned Bedroom. Double glazed window overlooks the rear aspect with a side opening light. Window blinds. Single panel radiator.

BATHROOM/WC

10'2 x 7'6



Obscure double glazed window to the front elevation with two top opening lights and fitted window blinds. Four piece white suite comprises: Panelled bath with a centre mixer tap. Wide shower cubicle with sliding glazed doors and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Ceramic tiled walls. Double panel radiator.

OUTSIDE



To the front of the property is an open plan garden laid to lawn with a side stone flagged pathway leading to the front entrance with an external wall mounted light. Supported by stone chipped side flower and shrub borders.

To the immediate rear of the property is a stone flagged pathway approached from the rear Utility Room leading to a good sized crazy paved patio area. With side stone chippings and inset shrubs. Timber gate leads directly to the driveway. The attractive garden continues along the side of the house, having been laid to lawn with mature shrub borders and a further stone flagged sun terrace adjoining the Conservatory. Additional gate to the front garden.

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GARAGE

19'5 x 16'1

Large garage situated to the rear of the property approached via an up and over roller door. With a stone flagged parking space directly in front of the Garage. Power and light connected. Garden tap. Single glazed window provides some natural borrowed light. Side hardwood personal door with an inset glazed panel gives direct access to the rear garden.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi boiler in the Kitchen 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

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 three/four bedroomed detached property stands on a large corner plot with gardens to the front, side and rear. Enjoying a quiet cul de sac location just off Manor Way, in the heart of Wrea Green, which is arguably one of the finest traditional villages in the county with its central 'Village Green' and cricket square with adjoining duck pond. With Village store, primary school and the well known 'Grapes' pub. Kirkham town centre with its comprehensive shopping facilities and Kirkham Grammar School are within just a short driving distance and Lytham St Annes and the Fylde coast are within an easy 10 minute drive. Access to the M55 motorway is also close by. 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 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 August 2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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