



ESTATE AGENTS • VALUER • AUCTIONEERS



40 Meadowfield Drive, Warton

- Beautifully Presented Modern Detached Family House
- Rural Views to the Front Aspect
- Lounge & Modern Fitted Dining Kitchen
- Cloaks/WC
- Three Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Garden to the Front & Rear
- Garage, Driveway & Electric Car Charging Point
- Gas Central Heating, Double Glazing & Solar Panels
- Freehold & EPC Rating B

£289,950

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



www.johnardern.com



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GROUND FLOOR

Covered open porch entrance with external wall light.

ENTRANCE HALLWAY

3.56m x 1.65m (11'8 x 5'5)

Spacious central hallway approached through an outer door with inset obscure double glazed panels. Single panel radiator. Turned staircase leads off to the first floor with white spindled balustrade. Wood effect flooring. Wall mounted central heating programmer control. White panelled doors lead off.

CLOAKS/WC

1.98m x 0.99m (6'6 x 3'3)

UPVC obscure double glazed opening window to the side elevation. Fitted window blinds. Two piece modern white suite comprises: Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back. Low level WC. Single panel radiator. Ceramic tiled floor. Overhead light.



LOUNGE

5.26m x 3.81m (17'3 x 12'6)

Superbly appointed reception room. UPVC double glazed walk in square bay window overlooks the front garden with two side opening lights and window blinds. Double panel radiator. Matching wood effect laminate flooring. Aerial point for a wall mounted TV. Telephone point. Additional panel radiator. Good sized understair cloaks/store cupboard.



DINING KITCHEN

3.84m x 3.73m (12'7 x 12'3)

Modern open plan family kitchen. UPVC double glazed window enjoys an outlook over the rear garden. Side opening light. UPVC double glazed double opening French doors overlook and give direct rear garden access. Range of eye and low level fixture cupboards and drawers. Blanco one and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in wood effect working surfaces with matching splash back and additional ceramic tiled splash back. Built in appliances comprise: Zanussi four ring gas hob with a brushed chrome splash back. Zanussi illuminated extractor canopy over. Zanussi electric oven and grill. Adjoining fridge/freezer, Zanussi dishwasher and washing machine, all with matching cupboard fronts. Wood effect ceramic tiled floor. Double panel radiator. Inset ceiling spot lights.



FIRST FLOOR LANDING

Approached from the previously described staircase with matching spindled balustrade. UPVC obscure double glazed opening window to the side aspect provides good natural light to the stairs and landing. Fitted window blinds. Access to the loft space. Single panel radiator. Two useful built in store cupboards. White panelled doors lead off.

BEDROOM ONE

3.81m x 3.07m plus door reveal (12'6 x 10'1 plus door reveal)

Tastefully presented principal double bedroom. UPVC double glazed window enjoys delightful rural views to the front elevation. Two side opening lights. Single panel radiator. Door leading to the En Suite.



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EN SUITE SHOWER/WC

2.82m into shower x 1.12m (9'3 into shower x 3'8)

Three piece modern white suite comprises: Step in shower cubicle with a folding glazed door and plumbed shower. Wall hung wash hand basin with a centre mixer tap and splash back. Low level WC. Ceramic tiled floor. Single panel radiator. Inset ceiling spot lights and extractor fan.



BATHROOM/WC

2.97m x 1.65m (9'9 x 5'5)

Spacious family bathroom comprises a three piece white suite. UPVC obscure double glazed window with side opening light. Panelled bath with a centre mixer tap and splash back tiling. Vanity wash hand basin with a centre mixer tap and splash back tiling with useful cupboard below. Low level WC completes the suite. Double panel radiator. Ceramic tiled floor. Overhead light and Vent Axia extractor fan.



BEDROOM TWO

4.14m x 3.99m (13'7 x 13'1)

Second good sized double bedroom. UPVC double glazed window to the rear elevation with a side opening light and window blinds. Single panel radiator.



OUTSIDE

To the front of the property is an open plan lawned garden with side shrub borders. External lighting. A driveway provides off road parking and leads down the side of the house to the Garage and covered entrance. Electric car charging point. Gate gives direct rear garden access.

To the immediate rear is a good sized enclosed SOUTH FACING garden with a stone flagged sun terrace and rear lawn. Timber shed. Garden tap. Super timber framed greenhouse with opening roof lights.



BEDROOM THREE

3.51m x 2.82m (11'6 x 9'3)

Third larger than average double bedroom. UPVC double glazed window to the rear elevation. Side opening light and window blinds.



GARAGE

5.89m x 2.97m (19'4 x 9'9)

Approached through an up and over door. Power and light connected. Wall mounted Potterton combo gas central heating boiler. Wall mounted control system for the solar panels. Space for a tumble dryer and additional fridge/freezer if required.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Potterton combi boiler in the garage serving panel radiators and giving instantaneous domestic hot water.

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DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC units.

SOLAR PANELS

The property had solar panels fitted to the rear in April 2022. They are on a 5.5 kw system with battery storage.

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company will be formed to administer and control outgoing expenses to common parts. A figure of £17 per month will be levied - Solicitor to confirm.

NOTE

The property has the remaining term of a 10 year NHBC guarantee.

LOCATION

This superb three bedroomed detached family house was constructed by Miller Homes in 2020 and is situated off Church Road within minutes to the centre of Warton with its two primary schools and shopping facilities. There are transport services running to Lytham and Preston. BAE Systems is also within easy reach and the M55 motorway junction just a short driving distance away giving access to Manchester and The Lakes. Wrea Green village is also within a couple of minutes driving distance. Viewing essential.



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

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 October 2023

40, Meadowfield Drive, Bryning With Warton, PR4 1FJ



Total Area: 98.9 m² ... 1064 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		94
(81-91) B	83	
(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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