



ESTATE AGENTS • VALUER • AUCTIONEERS



28 Greenfield Lane, Newton

- Stunning Modern Detached Family House
- With Open Rural Views to the Front
- Entrance Hallway & Lounge Leading off
- Large Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Five Good Sized Bedrooms
- Two En Suite Shower Rooms/WC & Family Bathroom/WC
- Landscaped Gardens to the Front, Side & Rear
- Integral Double Garage & Off Road Parking
- Freehold, Council Tax Band F & EPC Rating B

£459,950

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



www.johnardern.com



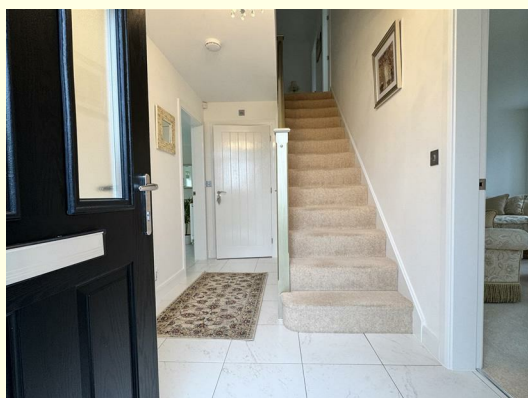
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GROUND FLOOR

ENTRANCE HALLWAY

3.89m x 2.03m (12'9 x 6'8)

Approached through a composite outer door with inset obscure double glazed panels. Staircase leads off to the first floor with a spindled balustrade. Useful understair store cupboard with power point. Attractive and hard wearing porcelain tiled flooring throughout. Single panel radiator. White panelled doors leading off.



CLOAKS/WC

2.01m x 0.76m (6'7 x 2'6)

Matching tiled floor. Two piece modern white suite comprises: Wall hung wash hand basin with a centre mixer tap. Low level WC. Part tiled walls. Single panel radiator. Overhead light and ceiling extractor fan.



LOUNGE

5.11m x 3.25m (16'9 x 10'8)

Tastefully presented principal reception room. Two double glazed windows to the side elevation with two side opening

lights. Additional double glazed window to the front with open views. Two side opening lights. Television and satellite aerial points.



OPEN PLAN LIVING/DINING KITCHEN

Superb and very spacious open plan Entertaining and Living Dining Kitchen.

LIVING AREA

5.11m x 3.23m (16'9 x 10'7)

To the sitting area is a double glazed window overlooking the front garden with two side opening lights. Two full length double glazed windows having rear garden views. Matching Porcelain tiled floor. Two double panel radiators. Television aerial point.



DINING KITCHEN

5.82m x 5.36m (19'1 x 17'7)

A central Dining Area with matching tiled flooring and a double glazed window overlooking the rear garden. Two side opening lights. Further double panel radiator. Pitched ceiling with a Velux double glazed pivoting roof light. Bi folding



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double glazed patio doors overlook and give direct access to the rear family garden.



The open plan Kitchen area leads off with a second Velux double glazed pivoting roof light and a double glazed window overlooking the rear garden. Two side opening lights. Good 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 very attractive heat, stain and scratch resistant Silestone Quartz work tops with matching splash back. Built in quality appliances comprise: Neff four ring induction hob with an illuminated extractor canopy above. Neff electric self cleaning double oven and grill. Integrated fridge/freezer with a matching cupboard front. Plumbing is still in place for an integrated dishwasher, however the current Vendors have currently opted to use the space for an additional cupboard. Matching porcelain tiled flooring. Door leading to the Utility.



UTILITY ROOM

3.51m x 1.60m (11'6 x 5'3)

Useful separate Utility Room. Low level fitted cupboards. Stainless steel single drainer sink unit set in laminate working surfaces with matching splash back. Plumbing for a washing machine and space for a tumble dryer below. Ceiling extractor fan. Single panel radiator. Matching tiled floor. Outer door with an inset obscure double glazed panel gives access to the side of the house. Internal door leads to the INTEGRAL DOUBLE GARAGE.

FIRST FLOOR LANDING

3.00m x 2.54m (9'10 x 8'4)

Central landing approached from the previously described staircase. Single panel radiator. Built in cupboard houses the hot water cylinder. White panelled doors leading off.



BEDROOM SUITE ONE

6.43m x 3.61m (21'1 x 11'10)

Tastefully presented principal double bedroom. Two double glazed windows to the side elevation with side opening lights and an additional double glazed window overlooking the front of the property with open views beyond. Central and side opening lights. Two single panel radiators. Two overhead lights. Door to the En Suite.





EN SUITE SHOWER/WC

2.51m x 1.30m (8'3 x 4'3)

Obscure double glazed window with a side opening light and tiled display sill. Three piece modern white suite comprises: Wide step in shower cubicle with a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Wall mounted shaving point. Low level WC. Part tiled walls and floor. Chrome heated ladder towel rail. Overhead light and ceiling extractor fan.



BEDROOM SUITE TWO

5.08m x 2.87m + reveal (16'8 x 9'5 + reveal)

Second good sized double bedroom with En Suite. Double glazed window has open views to the front aspect with a side and centre opening light. Single panel radiator. Door to the En Suite.



EN SUITE SHOWER/WC

2.41m x 1.45m (7'11 x 4'9)

Three piece modern white suite comprises: Wide step in shower cubicle with a sliding glazed door, plumbed overhead shower and additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap. Wall mounted shaving point. Low level WC. Part tiled walls and floor. Chrome heated ladder towel rail. Overhead light and ceiling extractor fan.



BEDROOM THREE

4.34m x 2.59m (14'3 x 8'6)

Third double bedroom. Double glazed window to the side elevation with a central and side opening light. Single panel radiator.



BEDROOM FOUR

3.28m x 2.95m (10'9 x 9'8)

Fourth double bedroom. Double glazed window to the side elevation with a side opening light. Single panel radiator.



BEDROOM FIVE

2.57m x 2.31m (8'5 x 7'7)

Fifth well proportioned bedroom. Double glazed window to the side elevation with a central and side opening light. Single panel radiator. Access to loft space.



BATHROOM/WC

2.92m x 1.96m (9'7 x 6'5)

Family bathroom with an obscure double glazed window with a side opening light. Four piece modern white suite comprises: Panelled bath with a centre mixer tap. Wide step in shower cubicle with a plumbed overhead shower and additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap. Low level WC completes the suite. Tiled walls and floor. Single panel radiator. Overhead light and ceiling extractor fan.



OUTSIDE

Approached the side of the property is a double driveway providing good off road parking and leading directly to the Garaging. A stone flagged pathway and side timber gate gives direct access to the rear garden, providing a useful bin store area and having a garden tap. The open plan lawned garden leads around the front of the property with delightful open views beyond with inset maturing shrubs and flowering plants. A matching pathway leads to the central front entrance with external lighting and further fenced lawned garden area. Second timber gate provides additional access



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to the rear garden.

To the immediate rear is a good sized landscaped family garden enjoying a sunny aspect. The garden has been laid to lawn with well stocked curved flower and shrub borders. With a good sized Porcelain tiled sun terrace with external all weather power points and garden lighting.



DOUBLE GARAGE

5.54m x 5.03m (18'2 x 16'6)

Integral double garage approached through two up and over doors. Power and light connected. Wall mounted Ideal Logic gas central heating boiler. Internal personal door leads to the Utility Room.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal Logic boiler in the Garage serving panel radiators and domestic hot water.

DOUBLE GLAZING

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

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 £300 per annum is currently levied.

N.B

The property has an alarm system fitted.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

LOCATION

This stunning five bedroomed detached family house is situated on a select development known as The Woodlands. Approached via Woodlands Close just off Bryning Lane in the small village of Newton with Scales, being within easy reach of both Lytham and the city of Preston. The M55 motorway access is also within a few minutes drive together with a number of primary and senior schools. Local transport services are readily available including Kirkham's train station with routes to Blackpool North & South, Preston and beyond. Internal and external viewing is essential to appreciate the accommodation this property has to offer together with its maturing landscaped gardens and open views.



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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

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

28, Greenfield Lane, Newton With Clifton, PR4 3FQ



Total Area: 171.9 m² ... 1850 ft² (excluding garage)

All measurements are approximate and for display purposes only

28 Greenfield Lane, Newton



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www.johnardern.com

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Sales Manager: Zoe J. Ardern (BAHons) MNAEA

| 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 | | 84 | 91 |
| | | 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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