



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Townshill Drive, Kirkham

- Very Spacious Modern Detached Family House
- Five Bedrooms, Three Bathrooms (Two En Suite)
- Large Lounge & Study
- Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Enclosed Landscaped Rear Garden with Timber Framed Bar
- Large Integral Garage
- Off Road Parking & Electric Car Charging Point
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating B

Offers Over £459,500

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



www.johnardern.com



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GROUND FLOOR

HALLWAY

4.04m x 3.51m (13'3 x 11'6)

Approached through an outer door with inset obscure double glazed leaded panels. UPVC double glazed opening windows to both sides of the door provide excellent natural light. Double panel with a decorative screen. Additional wall mounted electric panel heater with a matching screen. Corniced ceiling. Wall mounted 'Smart Home' control panel with touch screen. Staircase leads off to the first floor with a spindled balustrade. Understair cloaks/store cupboard. Panelled doors leading off.



CLOAKS/WC

2.54m x 1.30m (8'4 x 4'3)

UPVC obscure double glazed opening window to the side elevation. Two piece modern white suite comprises: Sottini pedestal wash hand basin with a centre mixer tap. Low level WC. Part tiled walls. Single panel radiator. Ceiling extractor fan.



STUDY

2.57m x 2.24m (8'5 x 7'4)

UPVC double glazed window overlooks the front garden with two side opening lights. Single panel radiator.



LOUNGE

5.69m x 3.66m (18'8 x 12')

Spacious principal reception room. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Additional double glazed full length panels to either side of the doors. Ornate dado rail. Corniced ceiling. Two single panel radiators. Television aerial points. Telephone point. Focal point of the room is a modern fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect living flame fire.





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OPEN PLAN LIVING/DINING KITCHEN

6.93m x 5.59m (22'9 x 18'4)

Superb open plan Family Kitchen with a Dining and Living area.



With a UPVC double glazed opening window to the side elevation. UPVC double glazed double opening French doors giving direct rear garden access. Double glazed opening windows to either side of the doors. Two overhead lights and all with fitted window blinds. Two double panel radiators. Provisions for a wall mounted TV.



KITCHEN

To the Kitchen area is a double glazed window overlooking the rear garden. Two side opening lights. Excellent range of

eye and low level cupboards and drawers. Grohe stainless steel sink unit with a centre mixer tap and a moulded drainer. Instant boiling water/filtered water tap. Set in Quartz work tops with matching splash back and concealed down lighting. Integrated appliances comprise: AEG four ring induction hob with a stainless steel illuminated extractor above. AEG electric double oven and grill. AEG microwave. Integrated fridge/freezer and AEG dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. Door leading to the Utility.

UTILITY ROOM

3.28m x 1.80m (10'9 x 5'11)

Useful separate Utility. Matching eye and low level cupboards. Plumbing for a washing machine. Single panel radiator. Overhead light. Outer door with an inset obscure double glazed panel gives access to the side and rear of the house.



FIRST FLOOR LANDING

7.49m x 1.07m (24'7 x 3'6)

Spacious landing approached from the previously described staircase. Access to the loft space. Panel radiator with a decorative screen. Built in airing cupboard houses a hot water cylinder, with overhead light and pine shelving for linen storage. Matching panelled doors leading off.

BEDROOM SUITE ONE

5.08m x 4.39m (16'8 x 14'5)

Principal en suite double bedroom. Double glazed window enjoys an outlook to the front of the property with the SuDS (Sustainable Drainage System) pond beyond (note: due to be landscaped). Two side opening lights. Television aerial point. Wall mounted central heating programmer control. Two fitted double wardrobes and an additional single fitted wardrobe. Door leading to the En Suite.



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Mirror fronted bathroom cabinet. Wall mounted shaving point. Heated ladder towel rail. Part tiled walls. Inset ceiling spot lights and extractor fan.



BEDROOM SUITE TWO

3.43m x 2.92m plus wardrobes (11'3 x 9'7 plus wardrobes)

Second tastefully presented double bedroom. UPVC double glazed window to the rear aspect with two side opening lights. Fitted double and single wardrobe. Single panel radiator. Door to the En Suite.



EN SUITE SHOWER/WC

2.39m x 1.75m (7'10 x 5'9)

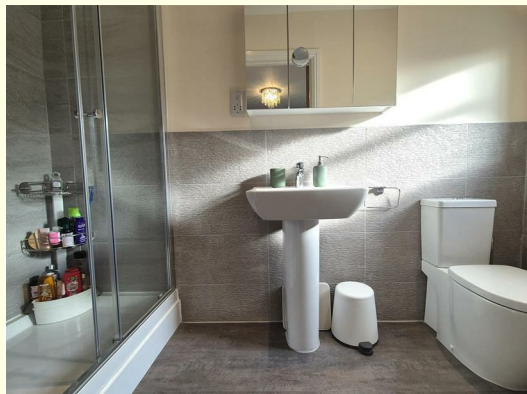
UPVC obscure double glazed opening window to the side elevation. Three piece white suite comprises: Wide step in shower cubicle with a plumbed shower. Sottini pedestal wash hand basin with a centre mixer tap. Low level WC.

EN SUITE SHOWER/WC

2.84m x 1.12m (9'4 x 3'8)

UPVC obscure double glazed opening window to the rear elevation. Three piece white suite comprises: Wide step in shower cubicle with a plumbed shower. Sottini pedestal wash hand basin with a centre mixer tap. Low level WC. Mirror fronted bathroom cabinet. Wall mounted shaving point. Heated ladder towel rail. Part tiled walls. Two inset ceiling spot lights and extractor fan.

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BEDROOM THREE

3.89m x 2.49m (12'9 x 8'2)

Third double bedroom. Double glazed window enjoying the views to the front aspect with two side opening lights. Single panel radiator. Television aerial point. Large built in store cupboard 7'1 x 3'5 max with an overhead light and pine shelving.



BEDROOM FOUR

3.40m x 2.90m (11'2 x 9'6)

Double glazed window overlooks the rear elevation with two side opening lights. Single panel radiator. Two fitted double wardrobes



BEDROOM FIVE

3.86m x 2.51m (12'8 x 8'3)

Fifth well proportioned double bedroom. Double glazed window to the front elevation with two side opening lights. Single panel radiator.



BATHROOM/WC

2.84m x 2.44m (9'4 x 8')

UPVC obscure double glazed opening window to the rear elevation. Four piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Step in shower cubicle with sliding glazed doors and a plumbed shower. Sottini pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Mirror fronted bathroom cabinet. Part tiled walls. Inset ceiling spot lights and extractor fan.



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OUTSIDE

The property is approached via a block paved shared drive serving two properties. A private matching driveway leads off and provides off road parking for a number of cars and leads directly to the Garaging. Wall mounted EV 7KW electric car charging point. Continuing matching pathway leads to the front covered entrance with external wall mounted coach lights. Adjoining lawned area to the side with stone chipped and stocked flower and and shrub borders. External gas and electric meters. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed family entertaining garden. With a stone flagged sun terrace and aluminium framed Pergola with an electrically operated retractable canvas roof. Rear lawn with a raised side and further side flower and shrub borders. Feature corner timber framed Bar on a raised deck with power and light connected. Discrete solar panels in the garden help supply free electricity to the Bar and external garden lights. Side stone flagged pathways with side bin store area.



GARAGE

5.03m x 4.32m (16'6 x 14'2)

Large integral Garage approached through an electric up and over door. Power and light connected. Water meter. Wall mounted Worcester gas central heating boiler (2018). Internal door leading to the Utility Room and main house.

CENTRAL HEATING

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

DOUBLE GLAZING

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

SMART HOME

The carpets, remote controlled blinds and curtains are included in the asking price.

A Smart Home system is included, control by Alexa, Siri or Google which controls the blinds, heating, lighting and electrical devices. This is easy to uninstall if not required.





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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 £185 per annum is currently levied. (Vendor to confirm)

INTERNET CONNECTION

950 mbps full Fibre Broadband is currently available. Ethernet connection to the Bedroom, Study and Lounge. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This well presented modern detached family property was constructed in 2018 by Story Homes on the popular Brookwood Park development. This particular property offers spacious accommodation including five good sized Bedrooms, two of which have En suites together with a modern family Bathroom. Brookwood Park is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance. Internal viewing essential to appreciate the accommodation this property has to offer along with its good sized rear entertaining garden and large integral Garage.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

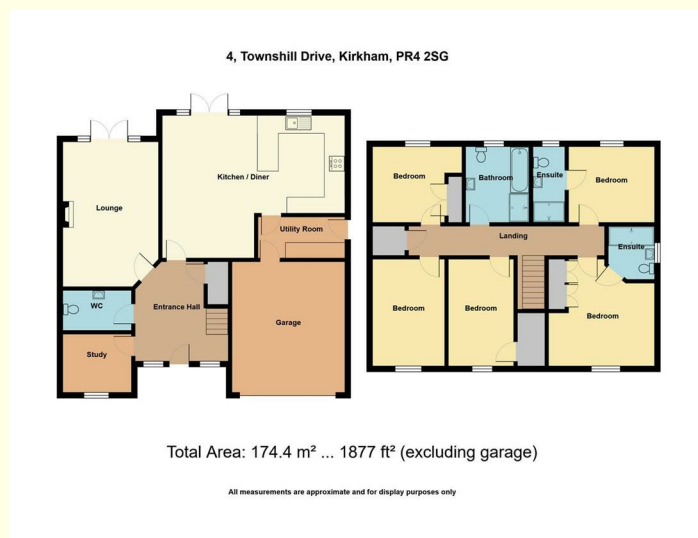
INTERNET & EMAIL ADDRESS

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 February 2025



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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			
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