



ESTATE AGENTS • VALUER • AUCTIONEERS



1 Devoke Court, Warton

- Modern Longford Detached Family House
- Superbly Presented Throughout
- Spacious Central Hallway & Cloaks/WC Leading Off
- Large Lounge with French Doors to the Rear Sunny West Facing Garden
- Modern Open Plan Dining Kitchen
- Three Double Bedrooms
- Modern En Suite Shower Room/WC & Bathroom/WC
- Lawned Gardens to the Front, Side & Rear, Large Timber Garden Store
- Off Road Parking with Electric Car Charging Point
- Freehold, Council Tax Band D & EPC Rating B

£298,000

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



www.johnardern.com



1 Devoke Court, Warton

GROUND FLOOR

HALLWAY

4.39m x 1.60m (14'5 x 5'3)

Spacious central hallway approached through a composite outer door with inset obscure double glazed panels, providing good natural light. Karndean wood effect flooring. Single panel radiator. Two overhead lights. Turned staircase leads off to the first floor with a spindled balustrade. Wall mounted central heating programmer control. Useful built in store cupboard with matching flooring, power point and space for a condensing tumble dryer if required. Wide white panelled doors leading off. (Note: The 'Longford Detached' has been cleverly designed with wheelchair accessibility in mind with wide doorways, Hall and Landing areas.

CLOAKS/WC

2.39m x 1.68m (7'10 x 5'6)

Spacious Cloaks/WC with a UPVC obscure double glazed opening window to the front elevation with fitted window blinds. Two piece white suite comprises: Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back tiling. Semi concealed low level WC. Adjoining fitted drawer unit with a display top and further wall mounted bathroom cupboard. Single panel radiator. Overhead light. Ceramic tiled floor. Note: we understand plumbing is in place should a purchaser wish to create a ground floor Shower Room.

LOUNGE

5.59m x 3.12m (18'4 x 10'3)

Superbly presented and spacious principal reception room. UPVC double glazed window overlooks the front aspect with an opening light and fitted laminate window shutters. Matching Karndean flooring. Double panel radiator. Two overhead lights. Television and satellite aerial points. Internet point. Double opening UPVC double glazed French doors overlook and give direct access to the private rear garden. Integral fitted blinds.



OPEN PLAN DINING KITCHEN

5.56m x 3.91m max (18'3 x 12'10 max)

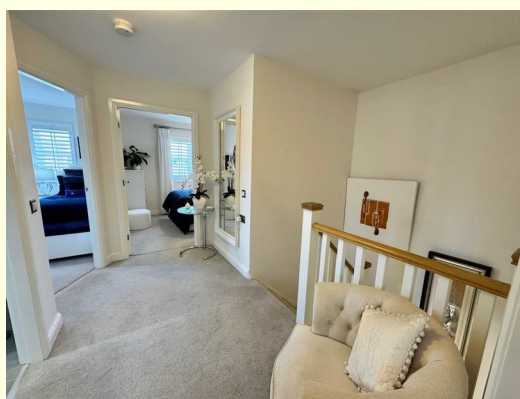
Superb L shaped Dining Kitchen. UPVC double glazed windows overlooking the front and side elevations, side opening lights and having matching fitted window shutters. Excellent range of eye and low level cupboards and drawers. Blanco stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with matching splash back. Built in appliances comprise: Zanussi four ring gas hob with a brushed chrome splash back. Illuminated extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer. Integrated Electrolux slimline dishwasher. Plumbing for a washing machine. Double and single panel radiators. Matching Karndean flooring. Inset ceiling spot lights and an overhead light. Useful built in pantry cupboard with shelving.



FIRST FLOOR LANDING

3.23m x 1.63m (10'7 x 5'4)

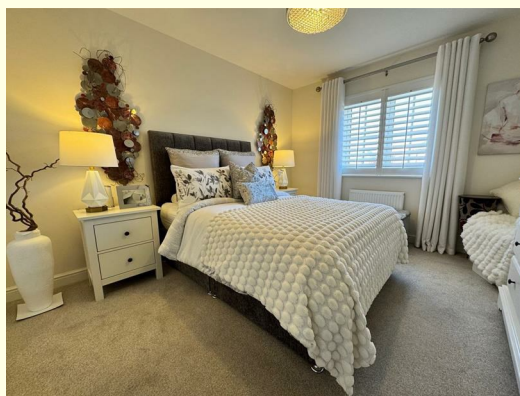
Spacious central landing approached from the previously described staircase with a matching white spindled balustrade. Access to the loft space. Single panel radiator. White panelled doors leading off.



BEDROOM ONE

3.71m x 3.15m (12'2 x 10'4)

Superbly presented principal double bedroom suite. Double glazed window overlooks the front elevation with a side opening light and fitted window shutters. Single panel radiator. Television aerial point. Fitted triple wardrobe. Wall mounted central heating programmer control. Door leads to the En Suite.



EN SUITE SHOWER ROOM/WC

3.18m x 1.75m (10'5 x 5'9)

Obscure double glazed opening window to the side elevation with fitted window blinds. Three piece modern white suite comprises: Wide step in shower cubicle with a plumbed shower and sliding glazed doors. Ideal Standard pedestal wash hand basin with a centre mixer tap. Wall mounted shaving point. Low level WC completes the suite. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan. Wall mounted mirror fronted bathroom cabinet.

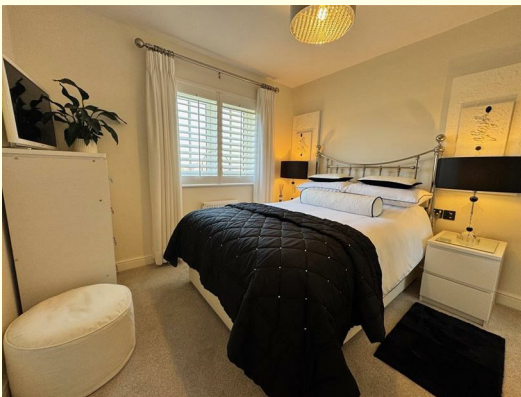
1 Devoke Court, Warton



BEDROOM TWO

3.99m x 2.97m max (13'1 x 9'9 max)

(max L shaped measurements) Second well presented double bedroom. Double glazed window to the side elevation with views of the small playground and central landscaped communal green. Opening light and fitted window shutters. Single panel radiator.



BEDROOM THREE

3.51m x 2.54m (11'6 x 8'4)

Third double bedroom with double glazed windows to both the front and side aspects with opening lights and matching window shutters. Single panel radiator.



BATHROOM/WC

2.31m x 2.18m (7'7 x 7'2)

Obscure double glazed opening window to the front elevation with fitted window blinds. Three piece

modern white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Glazed screen and additional overbath plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC. Ceramic part tiled walls and floor. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan. Wall mounted bathroom cabinet with a mirror front and open glazed display shelving below.



OUTSIDE

To the front and side of the property are attractive open plan gardens laid mainly to lawn with maturing side shrub borders. A stone flagged central pathway leads to the covered entrance with inset spot lights. External gas and electric meters. Continuing to the side of the property is a driveway providing good off road parking and having an electric car charging point. Timber gate gives direct rear garden access.

To the immediate rear is a stunning enclosed garden enjoying a sunny westerly facing aspect. With a stone flagged patio area and rear lawn with inset stone flagged stepping stones. Side borders stocked with maturing Olive and Eucalyptus trees. Additional corner stone flagged patio with a timber Pergola creating a delightful sitting area. Two external all weather power points. External lighting. Garden tap. Large timber framed Garden Store 12' x 6' with double opening doors, providing excellent storage space.



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CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

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

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £200 per annum is to be levied. (Solicitors to confirm)

INTERNET CONNECTION

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

LOCATION

This superbly presented three bedroomed 'Longford Detached' style family home was constructed in 2022 by Anwyll Homes. The development 'Mill Green' is situated in the heart of Warton with its primary schools and village stores including a recently opened Tesco Express and Subway. Lytham centre with its comprehensive shopping facilities and town centre amenities are only a 5 minute drive away. Kirkham, Freckleton and the M55 motorway access are all within a very short driving distance from the property. Transport services are available on Lytham Road with routes into Lytham St Annes, Freckleton and Preston. BAE Systems is also within easy walking distance. An internal and external inspection is strongly recommended to appreciate the spacious, well planned accommodation this property has to offer.

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

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

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 April 2025

1, Devoke Court, Bryning With Warton, PR4 1LP



Total Area: 105.1 m² ... 1132 ft²

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		93
(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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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