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## 21 Wilson Drive, Kirkham

- Modern Semi Detached House
- Known as the 'Dalton' on the new Prince's Meadows Development
- Spacious Corner Plot with Gardens to the Front, Side & Rear
- Hallway & Cloaks/WC
- Spacious Lounge
- Fitted Dining Kitchen & Utility Room
- Two Bedrooms & Fitted Dressing Room/Bedroom Three
- En Suite Shower/WC & Bathroom/WC
- Garage & Off Road Parking
- Freehold, Council Tax Band C & EPC Rating B

**£285,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 21 Wilson Drive, Kirkham

### GROUND FLOOR

#### HALLWAY

1.98m x 1.42m (6'6" x 4'8")

Central Hall approached through an outer door with upper double glazed panels providing natural light. Single panel radiator. Overhead light. Amtico wood effect flooring. Staircase leads off to the first floor with a side hand rail. White panelled doors leading off.



#### CLOAKS/WC

1.93m x 0.99m (6'4" x 3'3")

Modern two piece white suite comprising a Roca low level WC and a wash hand basin with an offset mixer tap. Splash back tiling. Single panel radiator. Matching Amtico flooring. Overhead light and ceiling extractor fan.



#### LOUNGE

4.95m x 4.45m average (16'3" x 14'7" average)

Superb tastefully presented principal corner reception room. Two UPVC double glazed opening windows overlook the side and front aspect with fitted window blinds. Additional double glazed window to the rear elevation providing further excellent natural light. Matching window blinds. Two single panel radiators. Matching Amtico flooring. Television aerial point. Telephone point. Wall mounted room thermostat.



#### DINING KITCHEN

4.72m x 2.90m (15'6" x 9'6")

Well fitted modern Dining Kitchen with a UPVC double glazed window overlooks the front garden with a

side opening light and fitted window blinds. Excellent range of eye and low level fixture cupboards and drawers, incorporating a corner carousel unit. Franke stainless steel one and a half bowl sink unit with a moulded Quartz draining board and a centre Franke mixer tap. Set in matching heat resistant Quartz working surfaces with matching splash back. Built in good quality appliances comprise: Neff five ring gas hob with an illuminated extractor canopy above. Neff electric oven and grill. Neff microwave oven above. Integrated fridge/freezer and a Neff integrated dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. To the Dining Area is a feature fitted and padded dining bench. Matching Amtico flooring. UPVC double glazed double opening French doors, overlook and give direct rear garden access. Fitted window shutters. Panelled door leading to the Utility.



#### UTILITY ROOM

2.01m x 1.96m (6'7" x 6'5")

Useful separate Utility Room. Eye and low level fitted cupboards. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with matching splash back. Freestanding Beko washing machine and a Beko tumble dryer are included in the asking price if required. Concealed wall mounted Logic combi gas central heating boiler. Single panel radiator. Matching Amtico wood effect flooring. Outer door with an inset obscure double glazed panel gives rear garden access.



# 21 Wilson Drive, Kirkham



## FIRST FLOOR LANDING

4.67m x 1.91m (15'4 x 6'3)

Spacious Landing area approached from the previously described staircase with a white spindled balustrade. UPVC double glazed window to the rear elevation with a side opening light and fitted window blinds, providing excellent natural light to the Hall, Stairs and Landing areas. Additional double glazed opening window enjoys the outlook to the front of the property with views of the central pond. Fitted window blinds. Access to loft space. Single panel radiator. Built in linen store cupboard with shelving. Matching white panelled doors leading off.



## BEDROOM SUITE ONE

5.05m x 3.68m max (16'7 x 12'1 max)

Very nicely presented principal en suite double bedroom. UPVC double glazed opening window overlooks the front of the property with fitted window blinds. Wall mounted room thermostat. Television aerial point. Single panel radiator. Fitted double wardrobe. Door leading to the En Suite.



## EN SUITE SHOWER/WC

2.03m into shower x 1.88m (6'8 into shower x 6'2)

UPVC obscure double glazed opening window to the rear elevation. Fitted window blinds and tiled display sill. Modern three piece white suite comprises: Step un corner shower cubicle with folding glazed doors and a plumbed shower. Corner wash hand basin with a centre mixer tap. Roca low level WC completes the suite. Tiled walls and floor. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan.



## BEDROOM TWO

2.95m x 2.34m (9'8 x 7'8)

Second tastefully decorated bedroom currently used as a home study. UPVC double glazed window overlooks the front elevation. Side opening light and fitted window blinds. Single panel radiator.



## BEDROOM THREE/DRESSING ROOM

2.95m x 1.65m plus wardrobes (9'8 x 5'5 plus wardrobes)

Originally designed as a third bedroom, currently used and fitted as a Dressing Room. UPVC double glazed window overlooks the rear elevation with a side opening light and fitted window blinds. Bank of three fitted double wardrobes to one wall. Single panel radiator.



## BATHROOM/WC

1.93m x 1.91m (6'4 x 6'3)

UPVC obscure double glazed opening window to the front aspect. Window blinds and tiled display sill.

# 21 Wilson Drive, Kirkham

Three piece modern white suite comprising: Panelled bath with a centre mixer tap. Overbath shower and a folding glazed screen. Roca pedestal wash hand basin with a centre mixer tap. Roca low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Three inset ceiling spot lights and extractor fan.



## OUTSIDE

This corner property has gardens to the front, side and rear. To the front and side are open plan lawned gardens with maturing side borders and a stone flagged centre pathway leading to the front entrance. External gas and electric meters. An adjoining asphalted driveway provides off road parking and leads directly to the Garage. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed garden, again laid to lawn with side flower beds. Stone flagged patio area and pathways. External all weather power point, lighting and garden tap.

## GARAGE

5.36m x 2.77m (17'7 x 9'1)

Detached garage approached through an up and over door. Pitched tiled roof. Power and light connected.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Logic combi boiler (2024) in the Utility Room serving panel radiators and giving instantaneous 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 C

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. An annual figure is to be confirmed once the development has been completed. We understand this is going to be in the region of £250 per annum.

## INTERNET CONNECTION

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

## NOTE

The property has 9 years remaining of a 10 year NHBC warranty.

## LOCATION

Constructed in 2024 by Morris Homes this superbly appointed three bedroomed semi detached corner house, known as the 'Dalton' is situated on the brand new Prince's Meadows development. 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. Prince's Meadows has communal play areas and two ponds within the development, one of which this property overlooks.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## 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 June 2025



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   |                         | 84        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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