



ESTATE AGENTS • VALUER • AUCTIONEERS



19 Ennerdale Avenue, Warton

- Impressive Detached 'Henley Grand' Modern Family Home
- In Immaculate Condition Throughout
- Tastefully Presented Living Room with Bay Window
- Feature Open Plan Contemporary Kitchen with Open Plan Living/Dining Area
- Ground Floor Cloaks/WC & Separate Utility Room
- Four Good Sized Bedrooms, En Suite Shower/WC & Family Bathroom/WC
- Professionally Landscaped South West Facing Rear Garden
- High Specification Garden Office/Studio with Bi Folding Doors
- Integral Garage, Driveway for Good Off Road Parking with an EV Charger
- Freehold, Council Tax Band E & EPC Rating B

£419,500

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



www.johnardern.com

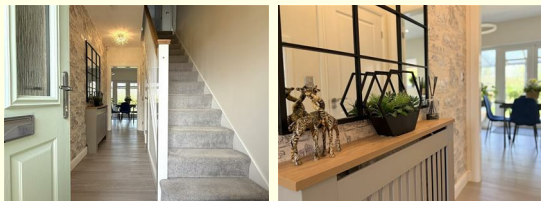


19 Ennerdale Avenue, Warton

GROUND FLOOR

ENTRANCE HALLWAY

15'2 x 6'4



A welcoming Hallway approached through an outer door with inset obscure double glazed panels. UPVC double glazed window to the side provides further excellent natural light. Fitted window blinds. With a wood effect Porcelanosa' tiled floor. Bespoke wallpaper and two modern overhead lights. Wall mounted Google smart thermostat. Staircase leads off to the first floor with a white spindled balustrade. Useful under stair cloaks/store cupboard. Panel radiator with a decorative display cover. Matching white panelled doors leading off.

CLOAKS/WC

6'8 x 4'3 max

Stylish ground floor WC with bold designer wallpaper. Modern two piece white suite comprises: Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Single panel radiator. Matching wood effect tiled floor. Overhead light and ceiling extractor fan.

LOUNGE

18'6 into bay x 10'9



Well proportioned and superbly presented principal reception room. UPVC double glazed bay window overlooks the front aspect, with two central opening lights and fitted window blinds. Double panel radiator. Television aerial and integrated Sky-ready point. Telephone point. High speed broadband and Cat-5 ethernet points. Attractive overhead chandelier lighting.



OPEN PLAN LIVING/DINING KITCHEN

28'6 x 10'8



Feature full width open plan Family entertaining Kitchen with a central Dining area and Living area. To the Kitchen area is a double glazed window overlooking the rear garden with two side opening lights and fitted window blinds. An excellent range of eye and low level fixture cupboards and drawers in 'Symphony' light grey. Stainless steel one and a half bowl sink unit with a centre mixer tap and moulded draining board. Set in Quartz working surfaces with matching splash back and concealed LED downlighting. Peninsular breakfast bar. Built in appliances comprise: Zanussi five ring gas hob with a stainless steel illuminated extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer and adjoining larder cupboard. Integrated Zanussi dishwasher with a matching cupboard front. Matching Porcelanosa tiled flooring throughout. Inset ceiling spot lights. Door leading to the Utility room.

To the central Dining area is a double panel radiator and UPVC double glazed double opening French doors overlooking and giving direct rear garden access with the covered adjoining patio area. Integral fitted window blinds. Matching full length double glazed windows to either side of the doors.

The Living area has again been very tastefully decorated and has a UPVC double glazed window also to the rear aspect with a side opening light and fitted window blinds. Additional double panel radiator. Television aerial point. Two overhead lights.



UTILITY ROOM

6'1 x 5'10

Useful separate Utility with a recently upgraded composite outer door leading to the side of the property, inset obscure double glazed panel. Matching range of eye and low level cupboards. Stainless steel single drainer sink unit with a moulded draining board set in matching white Quartz worktops. Plumbing for a washing machine and space for a tumble dryer. Cupboard conceals the wall mounted Ideal Logic combi gas central heating boiler (2022). Matching tiled floor. Overhead light and wall mounted extractor fan. Single panel radiator.

FIRST FLOOR LANDING

10'6 x 6'5



Spacious landing approached from the previously described staircase. Access to the loft space. Panel radiator. Very useful built in linen store cupboard. Feature overhead light fitting. Matching white panelled doors leading off.

BEDROOM SUITE ONE

16'9 into bay x 10'8



A generous (super-king) principal bedroom with a UPVC double glazed bay window enjoys the outlook to the front of the property. Two central opening lights and fitted window blinds. Single panel radiator. Television aerial point. Fitted double wardrobe with sliding mirrored doors. Wall mounted Google smart thermostat. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

6'9 x 6'9



UPVC obscure double glazed opening window to the front elevation with window blinds and tiled display sill. Three piece modern white suite comprises: Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Mirror fronted bathroom cabinet above. Wall mounted shaving point. Low level WC completes the suite. Part tiled walls and Porcelanosa tiled floor. Heated chrome ladder radiator. Three inset ceiling spot lights and extractor fan.

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BEDROOM TWO

14'4 x 10'5



Second large (super-king) tastefully decorated bedroom. UPVC double glazed window overlooks the front aspect with two side opening lights. Fitted window blinds. Single panel radiator. Overhead light.

BEDROOM THREE

12'2 x 10'8



Third double bedroom with a UPVC double glazed window to the rear elevation. Two side opening lights. Single panel radiator. Note: Light fitting is not included in the sale.

BEDROOM FOUR

10'10 x 10'2



Fourth larger than average double bedroom, currently used as a home office. Double glazed window to the rear elevation with two side opening lights and window blinds. Single panel radiator. Wood effect laminate flooring. Cat 5 ethernet points.

BATHROOM/WC

8'6 x 6'11



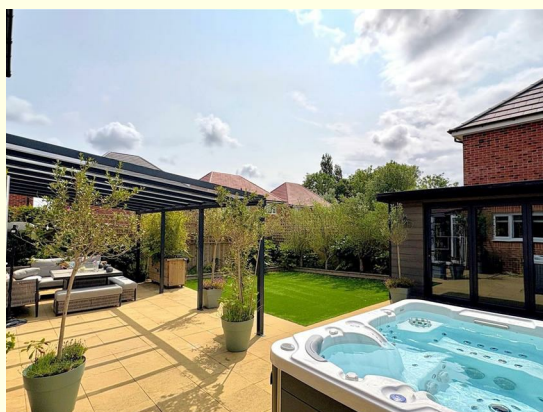
Family bathroom with a UPVC obscure double glazed window to the rear elevation with a side opening light and window blinds. Four piece modern white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Step in shower cubicle with folding glazed doors and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Fitted wall mirror above. Low level WC. Grey toned part tiled walls and Porcelanosa tiled floor. Heated chrome ladder radiator. Four inset ceiling spot lights and extractor fan.

OUTSIDE



To the front of the property is an open plan garden with well maintained lawn, mature Portuguese laurel hedging and a mature tree. External lighting. Extended flagged pathway to the front entrance. Adjoining double width asphalt driveway with a Zappi smart-EV charger, providing good off road parking and leading to the integral Garage.

To the rear of the property is a professionally landscaped South-West facing garden laid with an artificial lawn, raised borders and an extended large patio. A stunning glass-roofed veranda (approx 3.4m x 6m) provides year round shelter for outdoor dining and entertaining. Complete with space for a 6 person hot tub (included in the sale subject to the offer). Stylish planting including 8 very mature olive trees and privacy fencing which enhance the space. Side gate gives access to the front and another side gate offers access to the storage at the side of the house. Fitted tap and multiple external electrical sockets throughout.



GARDEN OFFICE/STUDIO

9'2" x 12'9"



A high specification, insulated outbuilding with bi-folding doors with fitted blinds. Additional window with fitted blinds. Power, LED lighting and smart-heating. Currently used as a Gym and office, offering versatile space for home working, hobbies, bar or a teen retreat.

GARAGE

Good sized Garage approached through a recently upgraded 'Garolla' electric garage door. External LED lighting. Power and light connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler (2022) in the Utility Room serving panel radiators and giving instantaneous domestic hot water. With Google smart thermostats on each floor.

DOUBLE GLAZING

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

INTERNET CONNECTION

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

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £200 per annum is currently levied (payable once the development has completed and is adopted by the Management Company).

ADDITIONAL VENDOR NOTES

Upgraded chrome plug sockets and light switches throughout the home.
Remainder of NHBC 10 year new build warranty.
This model is one of the few with the extra height ceilings

19 Ennerdale Avenue, Warton

LOCATION



This stylish and spacious four bedroomed detached 'Henley Grand' style family home was constructed in 2022 by Anwyll Homes. This property offers a superb blend of contemporary family living and beautifully landscaped outdoor space with a veranda, hot tub and a versatile high specification garden office/studio. Located in a sought after residential area overlooking open green space and a children's play park. The development 'Mill Green' is situated on the edge of Warton with its primary schools and village stores including a recently opened Tesco Express and a nearby Spa with butcher and cake shop. 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 with a peaceful location with views towards an open field and park from the front of the house, spacious plot and position.

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 June 2025

19, Ennerdale Avenue, Bryning With Warton, PR4 1LN



Total Area: 129.0 m² ... 1389 ft² (excluding garage, office/study)

All measurements are approximate and for display purposes only



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Sales Manager: Zoe J. Arden (BAHons) MNAEA

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (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 | 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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