



ESTATE AGENTS • VALUER • AUCTIONEERS



46 Heywood Lane, Wrea Green

- Very Well Presented Modern Detached Family House
- Within Easy Reach of the Village Centre
- Spacious Lounge
- Modern Open Plan Dining Kitchen
- Delightful Garden Room Extension
- Utility Room & Cloaks/WC
- Four Double Bedrooms
- Two En Suite Shower Rooms/WC & Family Bathroom/WC
- Attractive Landscaped Rear Garden, Garage & Off Road Parking
- Freehold, Council Tax Band F & EPC Rating B

£549,950

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



www.johnardern.com



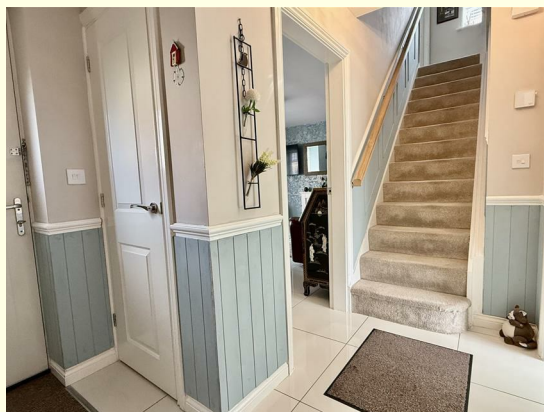
46 Heywood Lane, Wrea Green

GROUND FLOOR

Covered entrance with an external wall light.

HALLWAY

9'11 x 7'9 max



(max L shaped measurements) Approached through an outer door with inset obscure double glazed panels. Single panel radiator. Part wood panelled walls to the dado rail. Polished tiled floor. Built in cloaks/store cupboard. Staircase leads to the first floor with a side hand rail. White panelled doors leading off.

CLOAKS/WC

5'3 x 2'10



Two piece white suite comprises: Corner pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Matching tiled floor. Single panel radiator. Overhead light and a Vent Axia ceiling extractor fan.

LOUNGE

15'8 x 14'4



Well proportioned principal reception room. UPVC double glazed walk in square bay window overlooks the front garden. Four side opening lights and fitted window blinds. Double panel radiator. Matching polished tiled floor. Television aerial point. Telephone point.

OPEN PLAN DINING KITCHEN

21'5 x 12' approx



Superb open plan family Dining Kitchen with a square arch leading to the adjoining Garden Room. UPVC double glazed window overlooks the rear garden with two side opening lights and fitted window blinds. Good range of white, eye and low level fixture cupboards and drawers (Note: the separate freestanding grey units are available by separate negotiation). One and a half bowl Blanco stainless steel single drainer sink unit, set in laminate working surfaces with a matching splash back and concealed downlighting. Built in appliances comprise: Hotpoint five ring gas hob. Indesit stainless steel illuminated extractor canopy above. Hotpoint electric double oven and grill. Hotpoint microwave. Bosch dishwasher and integrated fridge/freezer, both with matching cupboard fronts. Matching polished tiled floor. Overhead light and additional inset ceiling spot lights. Double panel radiator. Door leading to the Utility.

OPEN PLAN DINING KITCHEN



UTILITY ROOM

6'6 x 5'8

Useful separate Utility with an eye and low level cupboard. Plumbing for a washing machine and space for a tumble dryer. Wall mounted Logic gas central heating boiler (2022). Wall mounted programmer control. Matching tiled floor. Outer door with an inset obscure double glazed panel leads to the side of the property. Single panel radiator.

GARDEN ROOM

12'3 x 9'9



Delightful Garden Room providing additional space to the family Dining Kitchen. Double glazed bi-folding patio doors overlook and give direct rear garden access. Integral blinds. Two deep opening windows to the side provide further garden views. Matching window blinds. Pitched roof with two large fixed double glazed panels providing further excellent natural light. Double panel radiator. Wood effect laminate flooring. Power point for a wall mounted TV.

FIRST FLOOR LANDING

20'5 x 6'5



Spacious landing approached from the previously described staircase. UPVC double glazed opening window to the side aspect provides further good natural light to the Landing and Stairs. Fitted window blinds. Single panel radiator. Access to the part boarded loft space. Built in airing cupboard houses a hot water cylinder. Matching white panelled doors leading off.

BEDROOM SUITE ONE

14'9 max x 13'7



Good sized principal en suite double bedroom. UPVC double glazed square bay window overlooks the front of the property. Four side opening lights and fitted window blinds. Single panel radiator. Power socket and aerial point for a wall mounted TV. Bank of three fitted double wardrobes to one wall. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

9'3 x 5'6



Modern three piece white suite comprises: Wide step in shower cubicle with glazed sliding doors and a plumbed shower. Ideal Standard wall hung wash hand basin with a centre mixer tap. Illuminated wall mirror above and shaving point. Low level WC. Ceramic tiled walls and floor. Inset ceiling spot lights and a Vent Axia ceiling extractor fan. Chrome heated ladder towel.

BEDROOM SUITE TWO

9'5 x 9'3



Second en suite double bedroom. Double glazed window to the rear aspect with a side opening light and window blinds. Single panel radiator. Television aerial point. Door to the En Suite.

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EN SUITE SHOWER/WC

9'5 x 3'8



UPVC obscure double glazed opening window to the rear elevation. Fitted window blinds. Three piece white suite comprises: Step in tiled shower cubicle with folding glazed doors and a plumbed shower. Ideal Standard wall hung wash hand basin with a centre mixer tap and splash back tiling. Illuminated wall mirror. Low level WC completes the suite. Ceramic tiled floor. Single panel radiator.

BEDROOM THREE

12'2 x 9'8



Third good sized double bedroom. UPVC double glazed window overlooking the front of the property with two side opening lights. Fitted window blinds. Single panel radiator.

BEDROOM FOUR

10'3 x 9'6



Fourth larger than average bedroom. UPVC double glazed window overlooking the rear with a side opening light. Fitted window blinds. Single panel radiator.

BATHROOM/WC

7'7 x 5'5



UPVC obscure double glazed window to the rear elevation with a side opening light. Fitted window blinds and tiled display sill. Three piece white suite comprises: Panelled bath with a centre mixer tap, folding glazed screen and a plumbed over bath shower. Wall hung wash hand basin with a centre mixer tap. Illuminated wall mirror. Low level WC. Part tiled walls and floor. Chrome heated ladder towel rail. Two inset ceiling spot lights and extractor fan.

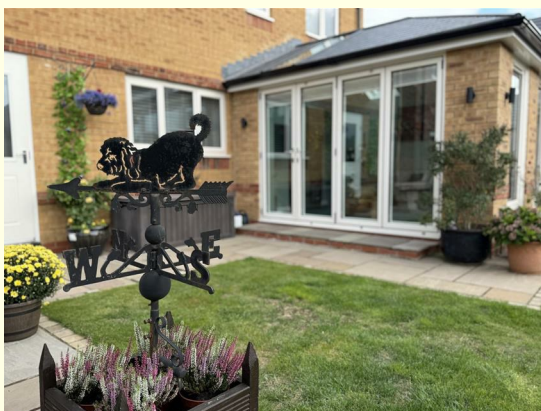
OUTSIDE



To the front of the property is an open plan lawned garden with stone chipped beds and having two inset maturing trees. An asphalt driveway provides off road parking for two cars and leads directly to the Garage. External gas and electric meters.



To the immediate rear is a superb enclosed family garden which has been attractively landscaped with stone flagged patio areas and matching pathways. Inset lawned areas with well stocked side flower and shrub borders. Timber Arbour/seating. Additional patio area with circular stone flags providing a second seating area. Garden tap and external lighting. Pathways lead down each side of the house both with timber gates leading back to the front garden. Timber garden store.



GARAGE

20'2 x 9'9

Attached Garage approached through an up and over door. Rear personal door with an inset obscure double glazed panel leads to the rear garden. Power and light connected.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Logic boiler (installed 2022) in the Kitchen serving panel radiators and 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 F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. An annual figure is still to be confirmed.

LOCATION

This very tastefully presented four bedroomed detached family house is situated on this small development completed by Elan Homes, constructed in 2022 and enjoying a convenient location just off Bryning Lane within easy reach of Wrea Green Village, arguably one of the counties finest traditional villages with its centre 'village green' together with duck pond and cricket square with adjoining primary school and the well known pub and restaurant 'The Grapes'. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Internal and external viewing strongly recommended to appreciate the spacious accommodation this property has to offer which includes a delightful Garden Room leading on to the good sized rear landscaped Garden, four good sized Bedrooms, two of which have En Suites.

VIEWING THE PROPERTY

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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.

Digital Markets, Competition and Consumers Act 2022

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 September 2025



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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 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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