



## Cotswold Road, Lytham FY8 4NN

Offers Over £525,000

- Spacious 4 Bedroom Family Detached Home
- Master Bedroom With Ensuite
- Utility Room, Study & Cloaks / WC
- Rear Conservatory
- \*\*\*\* NO FORWARD CHAIN!!!
- Sought After Neighbourhood Near To Lytham Centre
- Open Plan Breakfast Kitchen And Dining Room
- En Suite Shower/WC & Bathroom/WC
- South East Facing Landscaped Rear Garden, Integral Double Garage & Driveway

# Cotswold Road, Lytham St. Annes FY8 4NN

Tempo are delighted to bring to the market this beautifully presented Four Bedroom Detached Family Home, situated within a sought after neighbourhood close to Lytham Centre. The Accommodation briefly comprises: Entrance Hall, Lounge, Study, Ground Floor Cloaks WC, Fabulous open plan Breakfast Kitchen and Dining Room, separate Utility Room and large Conservatory. To the First Floor, Four Spacious Bedrooms - The Master being En-suite and Family Bathroom. Integral Double Garage and Driveway providing ample off road parking and beautiful landscaped gardens to front and rear. Viewing Highly Recommended ! EPC=C. NO FORWARD CHAIN !!!



Council Tax Band: F

Tenure: Freehold



### **Entrance Hall**

Glazed Rock front door opens into a well proportioned L Shaped entrance hall. Built in cloak cupboard, spindled stairs to first floor with built in storage cupboard under, corniced ceiling and lights, Karndean flooring and radiator. Doors to the following rooms:

### **Ground Floor Cloaks WC**

UPVC double glazed frosted window to the side. Two piece suite comprising wall hung hand washbasin with mixer tap and low level concealed push button flush WC. Karndean flooring, ceiling light and radiator.

### **Lounge**

15'1" x 11'10"

Double doors from the entrance hall. UPVC double glazed bay window to the front. Sandstone fireplace with matching back panel and hearth incorporating inset living flame gas fire. Corniced ceiling, wall and ceiling lights with dimmer and radiator.

### **Study**

10'0" x 7'0"

UPVC double glazed bay window to the front. A good range of matching fitted office furniture, including knee hole desk, storage shelves and cupboards. Coved ceiling and light with dimmer and radiator.

### **Breakfast Kitchen**

10'0" x 13'4"

Fabulous and spacious family and entertaining room, open plan to the Dining Room. UPVC double glazed windows to the rear elevation. A good range of solid oak fitted wall and base units incorporating breakfast bar island with seating and LED downlighters under wall cupboards. Caesar stone work surfaces with matching upturn splashbacks and window sills and integral 1.5 bowl sink and drainer grooves with mixer tap. Integrated appliances include: inset 5 ring gas hob with illuminated chimney extractor above, built in electric double oven/microwave combination oven and grill, automatic dishwasher and fridge. Inset LED ceiling downlighters and continuous Karndean flooring to the Dining Room. Open plan to:

### **Dining Room**

10'0" x 9'11"

Also accessed by separate door from the Entrance Hall. Corniced ceiling and light, continuous Karndean

flooring from the kitchen and radiator. UPVC double glazed French doors to:

### **Conservatory**

Wrap around brick built base and UPVC double glazed windows with French doors to the rear garden. Ceiling fan and light, Karndean flooring and radiator.

### **Utility Room**

6'0" x 7'0"

Matching range to the kitchen of Solid Oak wall and base units incorporating laminate work surface with upturn splashback. Inset single bowl stainless steel sink and drainer with mixer tap. Integrated freezer, plumbing for washing machine, ceiling light and Karndean flooring. Door to the Integral Double Garage.

### **First Floor Landing**

UPVC double glazed frosted window to the side. Aforementioned stairs down to the ground floor with spindled balustrade. Useful built in airing cupboard housing hot water cylinder, loft access hatch, coved ceiling and lights. Doors to the following rooms:

### **Master Bedroom**

15'1" x 11'10"

Spacious Master Bedroom with UPVC double glazed window to front, ceiling light and radiator and door to:

### **En - Suite Shower Room**

UPVC double glazed frosted window to the front. Three piece white suite, comprising: Step in shower enclosure with wall mounted mixer controls and handheld shower attachment on riser rail; wall hung washbasin with mixer tap and low level concealed WC with push button flush. Fully tiled walls and floor, extractor fan, inset ceiling downlighters, heated towel ladder and electric underfloor heating.

### **Bedroom 2**

10'0" x 13'0"

UPVC double glazed window to rear, coved ceiling and light and radiator.

### **Bedroom 3**

10'0" x 10'5"

UPVC double glazed window to rear, coved ceiling and light and radiator.

### **Bedroom 4**

10'1" x 8'4"

UPVC double glazed window to the front, coved ceiling and light and radiator.

### **Family Bathroom**

UPVC double glazed frosted window to the side, Three piece white suite, comprising: Tiled panelled bath with mixer tap and with wall mounted mixer controls and handheld shower attachment on riser rail; wall hung washbasin with mixer tap and low level concealed WC with push button flush. Fully tiled walls and floor, extractor fan, inset ceiling downlighters, wiring for wall light or bathroom cabinet and towel ladder.

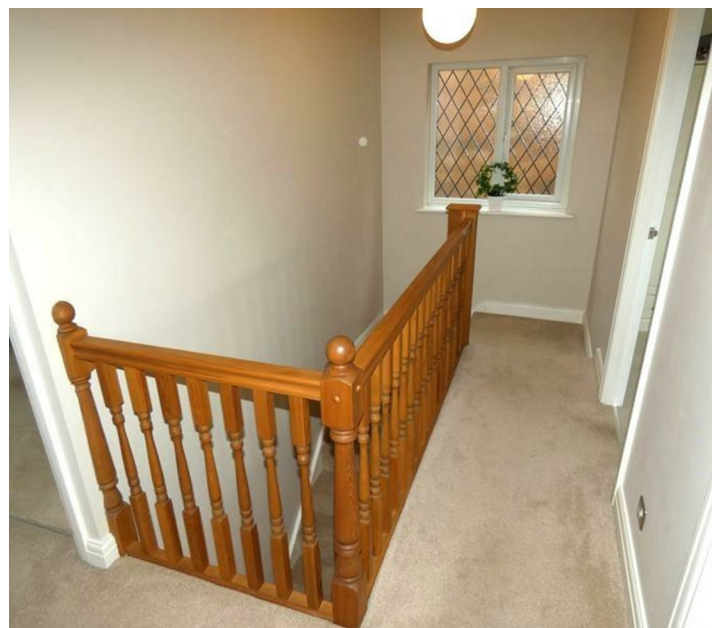
### **Integral Double Garage**

19'5" x 16'3"

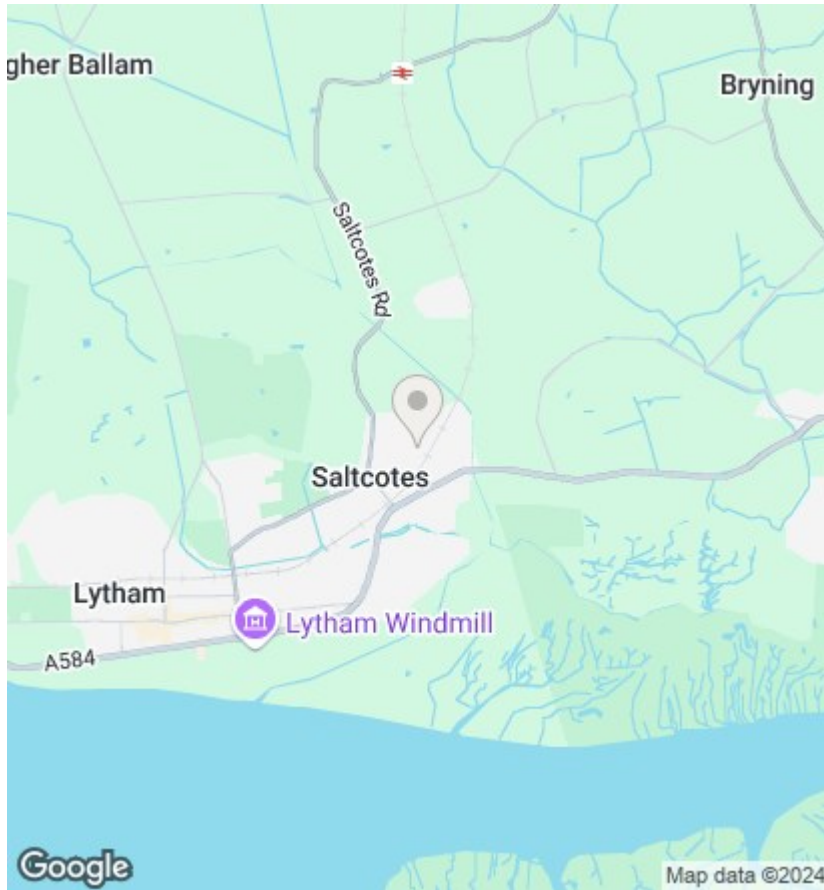
Electric Remote door to the front and personal access door and window to the rear. Wall mounted condensing central heating boiler, power points and lighting and internal garden water tap.

### **Exterior**

Open landscaped garden and driveway for two cars to the front and paved side access with timber security gate. A good sized private fenced manicured garden to the rear with feature pergola, paved patio, ideal for sitting out and entertaining. Paved paths, flower borders with shrubs and plants and exterior lighting.







## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>	<b>69</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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