



Clifton Drive South, Lytham St Annes

Guide price £750,000



5



2



3

EPC rating: D

Tenure: Leasehold

- Beautifully Presented Detached Family Home In A Highly Sought-After Location
- Close to AKS School
- Ample Off-Road Parking And Southerly Facing Rear Garden Perfect For Outdoor Enjoyment

- Beautifully renovated in 2022
- Four Generous Double Bedrooms Plus Ensuite And Additional Study/Office
- Separate Garage



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Description

Situated in a highly sought-after residential location on Clifton Drive South, this impressive detached family home offers spacious and versatile accommodation ideal for modern family living. The property is conveniently positioned within easy reach of the centres of Lytham St Annes, local shops, AKS Lytham private school and the seafront.

Renovated in 2022, the ground floor provides well-proportioned living space including a welcoming entrance hallway, WC, a bright and elegant lounge, and additional reception space suitable for a dining or family room. The modern kitchen offers ample storage and worktop space, with a dining area and snug overlooking the rear garden, creating a practical hub for everyday living.

To the first floor are four well-sized bedrooms, a family bathroom and a study overlooking the front of the property. The principal bedroom benefits from an ensuite shower room. Externally the property offers private gardens, driveway parking and a separate garage behind gates. The landscaped south-facing rear garden provides an ideal space for outdoor dining and entertaining.

Early viewing is highly recommended to appreciate the space, location and quality of this attractive home.

Photographs



Situation

Situated on sought-after Clifton Drive South in Lytham St Annes, this renovated detached home offers spacious family living close to local shops, the seafront and AKS Lytham. Updated in 2022, it features a lounge, additional reception room, modern kitchen with dining/snug area, four bedrooms, study, family bathroom and ensuite. Driveway parking, garage and a landscaped south-facing rear garden.

Playroom/ 2nd Lounge

A good size playroom or 2nd lounge, carpeted with double glazed windows, wall mounted radiator, ceiling light plug and aerial sockets.
4.4m x 4.4m (14'5" x 14'5")

Dining Room

A bright and spacious open-plan dining and family area featuring large sliding doors opening onto the rear garden, creating an ideal space for indoor-outdoor living. A skylight and multiple windows allow excellent natural light, enhancing the airy feel of the room. With ample space for a full dining table and additional seating, this versatile area is perfect for family gatherings and entertaining.
3.34m x 4.53m (11'0" x 14'11")

Cloakroom

A stylish and modern ground floor cloakroom fitted with a contemporary vanity unit and wash basin, low-level WC and neutral tiled walls and flooring. A frosted window provides natural light and ventilation, while the clean, minimalist finish creates a practical and well-presented guest facility.
1.56m x 1.73m (5'1" x 5'8")

En Suite

Accessed off the master bedroom an en suite shower room, with glass shower cubicle, w.c hand basin and heated towel radiator.
1.17m x 2.37m (3'10" x 7'10")

Bedroom 3

A bright and well-proportioned double bedroom featuring a large window allowing plenty of natural light. The room offers space for bedroom furniture and is finished in light, neutral tones, creating a comfortable and versatile space suitable for a child's bedroom, guest room or nursery.
3.04m x 3.29m (10'0" x 10'10")

Lounge

An elegant and generously proportioned reception room featuring a striking curved bay window that fills the space with natural light and provides attractive views to the front of the property. High ceilings, decorative cornicing and contemporary lighting enhance the sense of space, while the neutral décor and soft carpeting create a warm and inviting atmosphere. This impressive room offers ample space for multiple seating areas, making it ideal for both relaxing and entertaining.
4.22m x 4.85m (13'10" x 15'11")

Kitchen

A stylish and contemporary fitted kitchen featuring sleek high-gloss cabinetry, generous worktop space and a large central island with breakfast seating. Integrated appliances, including double ovens, gas hob with extractor and wine cooler, complement the modern design, while large windows provide excellent natural light. This impressive space offers a perfect setting for both everyday living and entertaining.
3.41m x 5.43m (11'2" x 17'10")

Hallway

Accessed from the front of the property, tiled with doors to the lounge, kitchen and w.c.
2.99m x 4.93m (9'10" x 16'2")

Master Bedroom

A spacious and beautifully presented principal bedroom featuring a large curved bay window that fills the room with natural light and provides pleasant views to the front. The room offers ample space for bedroom furniture and benefits from fitted wardrobes, creating a comfortable and relaxing retreat. A door leads directly to the ensuite shower room, adding convenience and privacy.
3.75m x 5.25m (12'4" x 17'2")

Guest Double

A spacious and well-presented double bedroom featuring a large bay window that allows for excellent natural light. The room offers ample space for bedroom furniture and benefits from a bright, neutral décor, creating a comfortable and relaxing environment. Ideal as a guest bedroom or additional family bedroom.
3.9m x 4.71m (12'10" x 15'6")

Bedroom 4

A bright and comfortable double bedroom to the rear of the property featuring a large window allowing plenty of natural light. The room offers space for bedroom furniture and is finished in light, neutral tones with a feature wall, creating a welcoming and versatile space ideal for a child's bedroom, nursery or guest room.
3m x 3.3m (9'10" x 10'10")

Family Bathroom

A beautifully appointed and spacious family bathroom featuring contemporary tiling throughout. The suite includes a freestanding bath with floor-mounted tap, separate walk-in shower with glass screen, modern vanity unit with wash basin and low-level WC. A frosted window provides natural light, while the stylish finish creates a relaxing and luxurious space.

2.5m x 3.35m (8'2" x 11'0")

Bedroom 5/ Study

A well-proportioned and versatile room currently arranged as a home office, featuring a large window providing natural light and pleasant outlooks to the front. The space comfortably accommodates a desk and seating area, making it ideal for remote working, study or use as an additional bedroom if required. Neutral décor and wood-effect flooring create a bright and practical working environment.

3.42m x 3.34m (11'2" x 11'0")

Tenure

Leasehold

Term : 998 years from 1 May 1892

Council Tax Band

G

EPC Band

D

More photographs



Floorplan

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Map

