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Windrush 3 Lilac Avenue, Lytham

- Individually Designed Detached Family Property
- Highly Sought After Residential Location Close to Lytham Centre
- Lounge, Dining Room & Fitted Study
- Breakfast Kitchen, Utility & Cloaks/WC
- Ground Floor 4th Bedroom with En Suite Bathroom/WC
- Three 1st Floor Bedrooms all with En Suites
- Standing in Beautiful Landscaped Gardens to the Front, Side & Rear
- Double Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band G & EPC Rating TBC

£1,500,000

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



www.johnardern.com



Windrush 3 Lilac Avenue, Lytham

GROUND FLOOR

RECEPTION HALLWAY

5.92m x 3.53m (19'5 x 11'7)

Spacious central Hall approached through a hardwood outer door. Double glazed windows to either side of the door overlook the front attractive courtyard and provide excellent natural light. Turned staircase with a side hand rail leads off to the first floor with an additional front double glazed cottage style window. Corniced ceiling and feature beam. Double panel radiator. White panelled doors leading off. Double opening glazed panel doors leading to the Lounge.



LOUNGE

6.45m into bay x 5.54m max (21'2 into bay x 18'2 max)

(max L shaped measurements) Very well proportioned principal reception room with a feature walk in bay window enjoying a stunning outlook over the sweeping lawned rear gardens. Two top opening lights. Matching double glazed French doors gives direct garden access. Additional double glazed window overlooks the private side gardens. Double panel radiator. Television aerial point. Focal point is a recessed brick fireplace with side illuminated display niches and a raised tiled hearth supporting a gas pebble effect living flame fire. Attractive cottage style beamed ceiling. Double opening bevel edged glazed doors lead to the adjoining Dining Room.



DINING ROOM

4.90m into bay x 4.19m (16'1 into bay x 13'9)

Second family reception approached from both the Lounge and central Hall. Matching double glazed bay window overlooking the rear gardens with two top opening lights. Two triple panel radiators. Corniced ceiling.





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STUDY

4.37m x 3.20m max (14'4 x 10'6 max)

(max L shaped measurements) Well fitted ground floor Study/Home Office. Double opening double glazed french doors overlook and give access to the private side 'rose garden'. Corniced ceiling with inset spot lights. Double panel radiator. Range of fitted units comprising a kneehole corner desk unit with wall mounted displays above. Open display bookshelves to one wall with cupboards below. Further fitted units and an illuminated glazed display unit. Wall mounted central heating programmer control.



INNER HALLWAY

Feature full length double glazed picture window overlooking the front entrance and courtyard. Corniced ceiling and two overhead lights. Panelled door leading to the Cloaks/WC and glazed door to the Kitchen.

CLOAKS/WC

1.68m x 1.37m (5'6 x 4'6)

Two piece white suite comprises: Scottini pedestal wash hand basin with a centre mixer tap. Wall mirror and two wall lights. Low level WC. Ceramic tiled floor and part tiled walls. Two inset ceiling spot lights and extractor fan. Single panel radiator.

BREAKFAST KITCHEN

5.64m x 2.62m (18'6 x 8'7)

Family Kitchen with a walk through off the inner Hall with a ceramic tiled floor and double glazed opening window overlooking the front courtyard. Single panel radiator. Two inset ceiling spot lights. Panelled door to the Utility and Kitchen leading off.



Double glazed windows to both private side aspects, both with two side opening lights and fitted roller blinds. Range of eye and low level cupboards and drawers. Incorporating display shelving, glazed display units and wine rack. Matching breakfast bar. Stainless steel one and a half bowl sink unit with a centre mixer tap, set in working surfaces with splash back tiling and concealed down lighting. Cast iron twin top Aga with an illuminated canopy and extractor fan above. Additional Miele slimline electric oven and grill. Integrated fridge/freezer and Neff dishwasher. Matching tiled floor. Inset ceiling spot lights. Inner personal door to the attached DOUBLE GARAGE.



UTILITY ROOM

3.48m x 2.08m (11'5 x 6'10)

Useful separate Utility Room with a double glazed French door leading to the private side garden. Double glazed window to the side with a top opening light. Eye and low level fitted cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in working surfaces with matching splash black. Space and plumbing below for a washing machine and tumble dryer. Space for an additional fridge/freezer. Ceramic tiled floor. Inset ceiling spot lights. Door reveals a useful cloaks/store cupboard with an overhead light, shelving and hanging rail. Wall mounted circuit breaker fuse box.



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GROUND FLOOR BEDROOM SUITE FOUR

4.78m x 3.78m plus bay (15'8 x 12'5 plus bay)

Fourth tastefully presented en suite double bedroom leading off the reception Hall. Double glazed bay window enjoys an outlook over the private side gardens with a side opening light and feature fitted padded window seat below. Additional double glazed window overlooking the rear gardens with a side opening light. Double panel radiator. Corniced ceiling with inset spot lights. Door reveals an understair store cupboard with wall light. Door to the En Suite.



EN SUITE BATHROOM/WC

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

Large en suite comprising a four piece white bathroom suite. Two obscure double glazed windows to the front elevation with fitted window blinds. Panelled bath with spa fittings, a centre mixer tap and hand held shower attachment. Tiled display shelf. Step in shower cubicle with a pivoting glazed door and plumbed shower. Heritage pedestal wash hand basin. Illuminated mirror above and wall mounted shaving point. Low level WC completes the suite. Part tiled walls. Double panel radiator. Electrically heated chrome ladder towel rail. Inset ceiling spot lights and extractor fan.



FIRST FLOOR LANDING

5.00m x 2.59m (16'5 x 8'6)

Spacious central Landing approached from the previously described staircase with a spindled balustrade. Double glazed window overlooks the front of the property with a side opening light. Single panel radiator. Inset ceiling spot lights and loft access. Double doors reveal a large built in linen store cupboard with pine shelving. White panelled doors leading off.



BEDROOM SUITE ONE

5.51m x 4.19m (18'1 x 13'9)

Large principal bedroom suite with a Dressing Room and En Suite leading off. Double glazed window boasts beautiful views to the rear. Two side opening lights. Additional double glazed window to the side private aspect again with a side opening light. Double panel radiator. Inset ceiling spot lights. Range of fitted bedroom furniture comprises wardrobes, display shelving and drawer units. Dressing Room leading off.





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DRESSING ROOM

4.72m x 3.53m max (15'6 x 11'7 max)

Double glazed windows overlook both side private elevations and provide excellent natural light. Both with side opening lights. Inset ceiling spot lights. Double panel radiator. Good range of matching fitted bedroom furniture comprising wardrobes with drawers below, corner kneehole dressing table with drawers to either side and corner shelving. Door to the En Suite.



EN SUITE BATHROOM/WC

3.84m plus shower x 3.56m (12'7 plus shower x 11'8)

Large modern bathroom comprising a four piece white suite. Double glazed windows again to both side elevations with opening lights and window blinds. Panelled bath with spa fittings, a centre mixer tap and hand held shower attachment. Step in wide shower cubicle with a sliding glazed door and plumbed overhead rainfall shower. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Illuminated mirror fronted cabinet above. Semi concealed low level WC completes the suite. Part tiled walls and tiled floor. Double panel radiator. Electrically

heated chrome ladder towel rail. Wall mounted matching bathroom cabinet.



BEDROOM SUITE TWO

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

Second tastefully presented double bedroom. Double glazed bay window overlooks the side private gardens with a side opening light. Additional double glazed window to the rear aspect with a side opening light and fitted drawers below. Inset ceiling spot lights. Double panel radiator. Fitted double and single wardrobes. Matching bedside drawer units and side display cupboards. Folding door leads to the En Suite.



EN SUITE SHOWER/WC

2.82m into shower x 0.97m (9'3 into shower x 3'2)

Double glazed opening cottage style window enjoying the rear garden views. Three piece white suite comprising: Step in shower cubicle with a folding glazed door and plumbed shower. Scottini pedestal wash hand basin with a centre mixer tap. Glass display shelf above. Low level WC. Ceramic tiled walls and floor. Two inset ceiling spot lights and extractor fan. Single panel radiator.



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BEDROOM SUITE THREE

3.23m x 2.82m (10'7 x 9'3)

Good sized third fitted bedroom. Double glazed window overlooking the rear gardens. Side opening light. Pitched ceiling with inset ceiling spot lights. Fitted single wardrobe and overbed storage and display shelving. Corner kneehole dressing table with drawers below and side display bedside unit. Archway to the En Suite.



EN SUITE SHOWER/WC

2.69m into shower x 1.09m (8'10 into shower x 3'7)

Double glazed opening cottage style window overlooks the rear aspect. Three piece white suite comprising: Step in shower cubicle with a folding glazed door and a Galaxy electric shower. Roca pedestal wash hand basin with splash back tiling. Roca Low level WC. Ceramic tiled floor. Two inset ceiling spot lights and extractor fan. Single panel radiator.

FRONT COURTYARD

To the front of Windrush is a good sized stone flagged courtyard surrounded by attractive well stocked established shrub borders. Providing off road parking for a number of cars and leading to both the Garage and front main entrance to the property. Matching stone flagged pathway leads down the side of the property to the main rear gardens.



SIDE GARDENS

To the side of the property are large lawned gardens, enjoying a private aspect with established front borders providing privacy. Well stocked curved and central shrub and flower beds.



REAR GARDENS

The extensive lawned family gardens continue to the immediate rear and have to be inspected to be fully appreciated. Enjoying a south facing sunny and private aspect with well kept borders and feature mature trees, with at least 5 under TPOs'. Timber framed summer house. Rear pedestrian timber gates leads to the access road for the privately owned Home Farm.

Adjoining the rear of the property is a large crazy paved entertaining sun terrace with external lighting and stone steps leading down to the sweeping lawns. The terrace continues to the side with a brick built BBQ area. Side cottage style gate leads to a private garden area, which has been stone flagged for ease of maintenance with mature rose bushes and a timber framed Alton greenhouse/potting shed. Further external lighting and garden tap. A second gate leads to a useful concealed bin store area to the rear of the Garage.



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TREE PRESERVATION ORDERS (TPOs)

A number of the beautiful mature trees to the rear of the property are under Tree Preservation Orders (TPOs). Solicitors to confirm.

LIGGARD BROOK

Note: Liggard Brook runs along the right hand border of the property.

DOUBLE GARAGE

Double garage approached through an electric up and over door with external lighting, Internal personal door leading directly to the Kitchen. Additional hardwood door leading to the side garden and useful bin store area. Power and light connected. Wall mounted Glowworm gas central heating boiler and hot water cylinder. Double panel radiator on the inner wall.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the Garage serving panel radiators and domestic hot water.



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DOUBLE GLAZING

Where previously described the cottage style windows have been DOUBLE GLAZED with hardwood frames.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

Windrush is a spacious individually designed detached family home with a delightful cottage feel, standing in stunning private landscaped gardens on Lilac Avenue, a private, exclusive close located just off Ballam Road on the outskirts of Lytham town centre, situated near the historic Lytham Hall, Green Drive Golf Course and within walking distance to a number of local primary schools and St Bedes senior school. Lytham's thriving centre is a short stroll away together with the train station, Lytham Green, Witch Wood woodland walk and Lowther Gardens. An internal viewing is essential to appreciate the family accommodation this property has to offer including four bedrooms all with en suite bathrooms and stunning private garden views. The extensive beautiful gardens have to be inspected to be fully appreciated. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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 Ardern & 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.

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