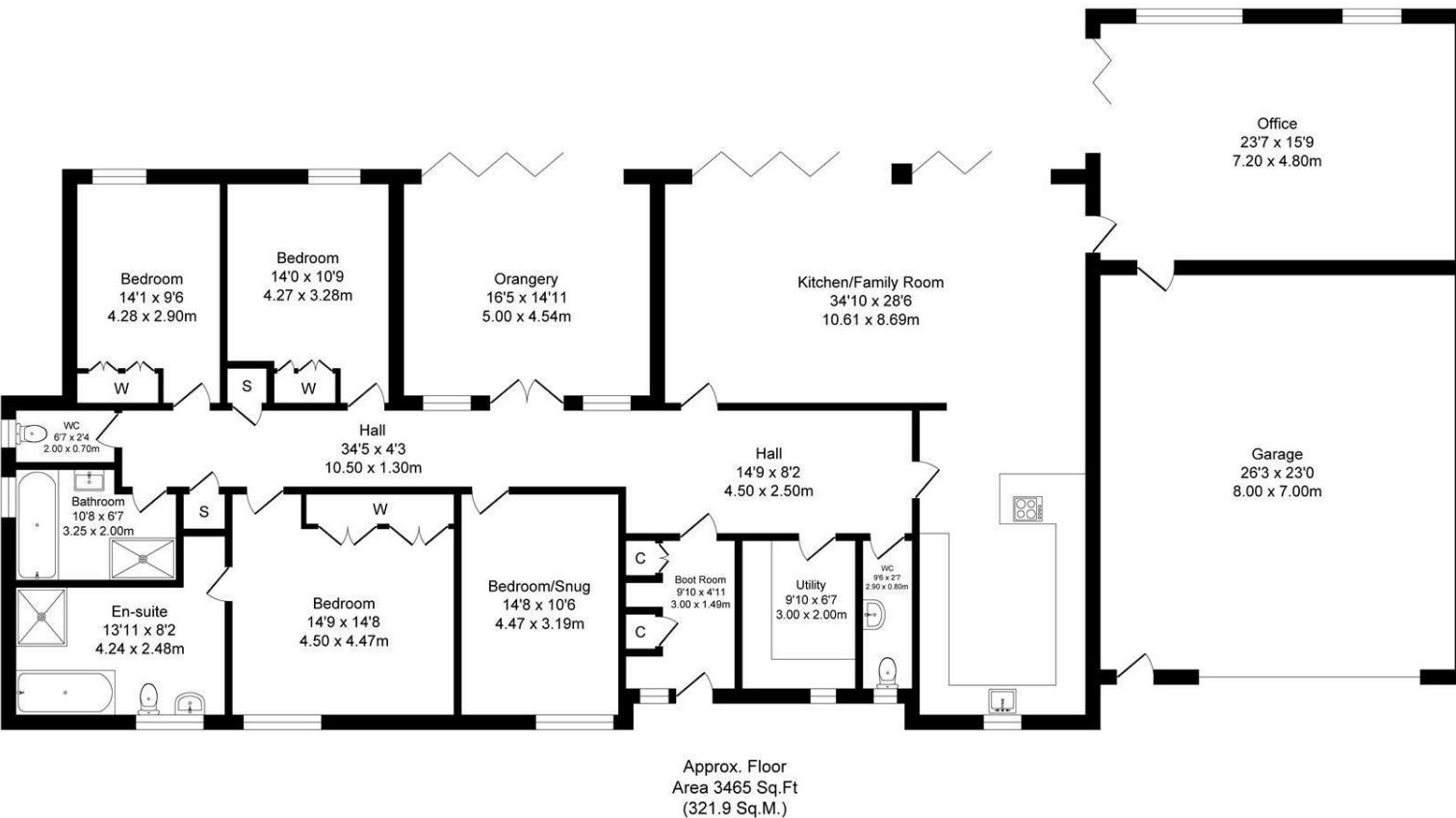


## Islay Road

Total Approx. Floor Area 3465 Sq.ft. (321.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.


 ISLAY ROAD, LYTHAM ST. ANNES  
FY8 4AD

 OFFERS OVER  
£1,500,000

- STUNNING DETACHED FOUR BEDROOM TRUE BUNGALOW - SOUGHT AFTER LOCATION - TWO/THREE RECEPTION ROOMS
- OPEN PLAN LOUNGE / DINING KITCHEN - UTILITY - TWO WCs - STATEMENT GARDEN ROOM
- SET ON VERY LARGE PLOT WITH EXTENSIVE GARDENS - LARGE OUTSIDE ENTERTAINING AREA WITH OUTSIDE KITCHEN - DOUBLE GARAGE & DRIVEWAY.



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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#### Entrance

Open covered entrance with a composite UPVC double glazed door with decorative leaded glass insert, full length opaque double glazed panel to the side and above providing good natural light.

#### Vestibule

9'11 x 4'11  
Built in storage cupboards, laminate flooring, door with glass insert leads into:

#### Entrance Hall

4'9"05 x 8'02

Impressive entrance hallway with recessed spotlights and laminate flooring. Hallway continues to the inner hall and Bedroom Wing.

#### L Shaped Open Plan Lounge, Dining and Kitchen

2'7"08 x 14'00 lounge and dining

Dual aspect aluminium bi-folding doors with fitted blinds opening out into the rear garden, media wall with illuminated shelving to either side, built-in seating area within the dining space incorporating charging points with USB sockets, space for dining table and chairs, television point, two sets of pendant lights, LVT flooring, open to:

#### Kitchen

19'04 x 11'00

Large UPVC double glazed window to the front and roof lantern allowing plentiful light, fabulous range of contemporary high gloss and glazed wall and base units with wooden work surfaces, integrated appliances include: two 'Neff' double ovens/grills, induction hob with built-in extractor fan, 'Hotpoint' dishwasher, wine cooler, one and a half bowl composite sink and drainer, space for an American style fridge freezer, space for high rise stools for sitting at the breakfast bar, recessed spotlights, LVT flooring.

#### Office

2'3"07 x 15'10

Door off the open plan lounge leads into the office/workshop. This can easily be re-configured to a games room, gym, or an additional bedroom with plumbing for an en-suite.

Aluminium bi-folding door with fitted blinds to the rear, UPVC double glazed window to the rear and clerestory opaque window to the side, floating wash handbasin, Laminate flooring, recessed spotlights, door leads into the garage.

#### WC

9'08 x 2'11

UPVC double glazed opaque window to the front, two piece white suite comprising of: WC, floating vanity wash hand basin with tiled splashback, extractor fan, LVT flooring.

#### Utility Room

9'11 x 6'04

UPVC double glazed opaque window to the front, good range of contemporary fitted cupboards and drawers, plumbed for washing machine, space for tumble dryer, LVT flooring, extractor fan.

#### Central Hallway

Feature full length glazed panels look through into the orangery with



lawned gardens beyond. There are two good sized storage cupboards, (one houses the electrical heating system). Doors lead to the following rooms:

#### Garden Room/Orangery

16'08 x 15'00

Feature garden room flooded with natural light entered via fully glazed wall with double doors, Lantern ceiling with remote control opening roof light, aluminium bi-folding doors with fitted blinds leading out into the rear garden, television point, up and down wall lights, tiled flooring.

#### Bedroom Two/Snug

14'08 x 10'05

Currently furnished as a second sitting room but ideal as a good size double bedroom, UPVC double glazed window overlooking the private front garden, television point.

#### Bedroom Three

14'0 x 10'09

UPVC double glazed window enjoying views over the lawned rear garden, good range of built in wardrobes and drawers, television point, recessed spotlights above the wardrobe.

#### Principle Bedroom

14'08 x 14'07

Spacious bedroom with UPVC double glazed window overlooking the private front garden, good range of built-in wardrobes, drawers and dressing table with overhead wall mounted lighting, feature panelled wall with wall mounted lighting, spotlights above wardrobe, pendant lighting, door leads into:

#### En-Suite/Wet Room

13'10 x 9'08

UPVC double glazed opaque window to the front, contemporary three-piece white suite comprising of: WC, vanity wash hand basin with drawers underneath, bath with inset shelving, waterfall shower with incorporated Corian seat, fully tiled walls, wall mounted heated towel rail, extractor fan, Hydro Vinyl flooring, recessed LED lighting.

#### Storage Cupboards

#### Separate WC

7'0 x 2'06

UPVC double glazed opaque window to the rear, WC, laminate flooring.

#### Bedroom Four

14'0 x 9'06

UPVC double glazed window overlooking the lawned rear garden, built in wardrobes and drawers.

#### Family Bathroom

10'07 x 6'11

UPVC double glazed opaque window to the rear, three-piece white suite comprising of: large walk-in shower with waterfall showerhead and further shower attachment with tiled walls, recessed illuminated shelving, vanity wash hand basin with cupboards underneath, wall mounted heated towel rail, wall mounted illuminated mirror, LVT flooring, extractor fan.



#### Double Garage

26'02 x 21'11

Larger than average double garage with electric up and over door, further UPVC door to the side, stainless steel sink and drainer, power and lighting, electric meter.

#### Outside

Studlands stands in large landscaped gardens with a block paved driveway to the front providing off road parking and leading directly to the attached double garage with a useful second separate front entrance. Composite electric gates with matching entrance gate, block paved pathway all around the front and side of the property. External automatic security lighting. It's partly laid to lawn with well established shrubs and planting borders and trees, all fenced in. External feature lighting. Electric car charging point and secure gate leading to rear garden.

To the immediate rear is a superb family garden enjoying a sunny and very private South Westerly facing aspect. Substantially sized and partly laid to lawn with very well established shrubs, planting borders and mature trees. There is large 'Millboard' composite decked area with plentiful space for tables and chairs. This is a fabulous space for entertaining with outside lighting all around. There are porcelain tiled paths leading to the outside kitchen with BBQ and gazebo, and they also lead to the other end of garden leading to wooden gazebo with lighting and heater. There is also a feature mirror pool, shed and lean to greenhouse.

#### Other Details

Within the last two years this property has been extended and renovated to an exceptionally high standard throughout. It has been fully rewired, newly plumbed with a new drainage system and new windows. The property also benefits from underfloor heating throughout, (except the hallway).

Tenure: Freehold

Council Tax Band: G (£3,995.06 per annum)

Energy Rating: E



#### 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