JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

6 Dunlin Drive, Lytham

- Modern Detached 'Mayfair' Style Family House
- Superb Location Overlooking the Communal Landscaped Gardens
- Hallway & Cloaks/WC
- Lounge & Conservatory
- Spacious Open Plan Dining Kitchen & Utility Room
- Four Bedrooms
- Modern En Suite Shower/WC & Family Bathroom/WC
- Gardens to the Front & Rear
- Integral Garage & Driveway for Off Road Parking
- Freehold, Council Tax Band F & EPC Rating C

£465,000

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

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GROUND FLOOR
Covered central entrance with an overhead light.

ENTRANCE HALL
14'4 x 7'3

Nicely appointed central Hallway approached through an outer door with an inset obscure double glazed panel. Staircase leads off to the first floor with a white spindled balustrade and having a useful under stair store cupboard. Double panel radiator. Corniced ceiling. Inter door leading directly into the INTEGRAL GARAGE.

CLOAKS/WC
6' x 3'2

With a two piece white suite comprising: Roca pedestal wash hand basin with splash back tiling. Roca low level WC. Single panel radiator. Ceiling extractor fan. UPVC obscure double glazed window to the front elevation with a top opening light and window blinds.

LOUNGE
16'6 x 11'3

Very tastefully presented principal reception room. UPVC double glazed bay window enjoys delightful elevated views looking over the front garden with individual trees and landscaped areas beyond. Three top opening lights and fitted window blinds. The focal point of the room is a fireplace with a raised display hearth supporting a gas coal effect living flame fire and having a white detailed surround. Double panel radiator. Corniced ceiling. Two fitted wall lights. Telephone/internet point. Television aerial point. Double opening glazed panel doors give direct access to the adjoining Dining Kitchen.

DINING KITCHEN
28'2 x 11'

Superb open plan family Genesis fitted kitchen approached through glazed doors from both the Hallway and Lounge. Two UPVC double glazed windows overlooking the rear garden, both with top opening lights and fitted blinds. An excellent selection of white eye and low level cupboards and drawers. Caple stainless steel one & a half bowl single drainer sink unit with a centre mixer tap, waste disposal unit and moulded granite draining board. Set in matching granite working surfaces with a matching a peninsular breakfast bar. Built in appliances comprise: Siemens electric oven and grill. Combination microwave oven above. Four ring electric induction hob with a Caple glass and stainless steel illuminated extractor canopy above. Integrated Siemens dishwasher and fridge/freezer, both with matching cupboard fronts. Aerial point and power socket for a wall mounted TV. Inset ceiling spot lights. Two contemporary wall mounted column radiators. Karndean tiled effect floor. Archway leads off to the Utility. The Dining area has UPVC double glazed double opening French doors giving direct access to the Conservatory, again with fitted blinds. Two wall lights.

UTILITY ROOM
7' x 5'3

Useful separate Utility area. With matching eye and low level cupboards. Laminate working surface with an inset single drainer stainless steel sink unit with a centre mixer tap. Plumbing facilities for a washing machine and space for a tumble dryer. Wall mounted central heating control panel. Contemporary wall mounted panel radiator. UPVC outer door with obscure double glazed panel leads to the side of the property. Matching Karndean tiled effect floor. Inset ceiling spot lights and extractor fan.

CONSERVATORY
11'5 x 10'4

Delightful brick based and UPVC conservatory with double opening double glazed French doors overlooking and giving access to the garden. Number of upper stained glass opening lights. Fitted vertical blinds. Pitched insulated ceiling with an overhead light and fan. Two double panel radiators. Wood effect laminate floor. Television aerial point.

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FIRST FLOOR LANDING
12'10 x 7'

Central Landing approached from the previously described staircase with matching spindled balustrade. Access to loft. Single panel radiator. Large built in airing cupboard contains an insulated hot water cylinder with useful pine shelving for linen storage. Matching white panelled doors leading off.

BEDROOM SUITE ONE
14'8 x 11'5

Superbly appointed and well fitted principal double bedroom. Double glazed window enjoys delightful views looking over the front garden with the communal landscaped areas and water features beyond. Two top opening lights and window blinds. Single panel radiator. Corniced ceiling. Television aerial point. Inset ceiling spot lights. Good range of built in wardrobes comprising a double and three single wardrobes with over bed storage and bedside drawer units. Matching kneehole dressing table with drawers to either side. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC
9'3 x 7'1

UPVC obscure double glazed window to the front elevation with a lower opening light and window blinds. Modern wet room style shower room comprising a three piece suite: Walk through shower with an over head rainfall shower and additional hand held shower attachment. Fixed glazed screen and two pivoting glazed screens. Wall hung vanity wash hand basin with cupboards beneath and chrome mixer tap. Recessed wall mirror above. The suite is completed by a semi concealed low level WC with a Ghrohe dual flush. Two recessed tiled displays. Chrome heated ladder towel rail. Five inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.

BEDROOM TWO
14'8 x 8'8

Second well proportioned and fitted double bedroom. Double glazed window overlooks the front elevation with two top opening lights and window blinds. Double and single fitted wardrobes with two bedside drawer units and a kneehole dressing table with drawers to either side. Single anel radiator. Television aerial point.

BEDROOM THREE
11'5 x 9' + wardrobes

Very well fitted third double bedroom. Double glazed window overlooks the rear garden with two top opening lights and window blinds. Single panel radiator. Range of fitted wardrobes, three singles and a central double with glass panel doors and three drawers below. Matching over bed storage and bedside glazed displayunits and drawers beneath. Two wall mounted reading lights. Kneehole dressing table with drawers to either side. Aerial point and socket for a wall mounted TV.

BEDROOM FOUR
8'6 + wardrobes x 8'

Deceptive fourth bedroom at present furnished as a study with a fitted corner computer desk and having a range of cupboards and drawers to the side. Double opening doors reveal a large built in wardrobe/cupboard. Contemporary panel radiator. Double glazed window overlooks the rear elevation with two top opening lights and window blinds. Inset ceiling spot light.

BATHROOM/WC
7'9 x 5'10

UPVC obscure double glazed outer window to the rear elevation with two top opening lights, window blinds and tiled display sill. Modern three piece white suite comprises: Panelled bath with a centre mixer tap and plumbed shower above with a pivoting glazed screen. Wall hung Laufen wash hand basin with a centre mixer tap. The suite is completed by a low level WC. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.

OUTSIDE

To the front of the property there is a delightful lawned garden with well stocked rose and flower borders and low level front hedging. Stone paved pathway to the front covered entrance with an overhead light. Adjoining wide asphalt driveway providing for off road parking for two cars. External gas and electric meters. Timber gates to both sides of the property give direct access to the rear garden.

To the immediate rear there is superb enclosed garden which enjoys a sheltered, sunny and secluded position, laid principally to lawn with a stone paved sun terrace and matching pathways and well stocked shrub and flower borders with a second rear corner patio. Aluminium framed greenhouse and separate timber garden store. Garden tap and external lighting.

GARAGE
17'4 x 8'3

Integral brick constructed garage approached through an up & over door and having an internal door leading directly into the main Hall. Power and light connected. Garden tap. Wall mounted Worcester gas central heating boiler. Wall mounted circuit breaker fuse box.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

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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. A figure of £630 per annum is currently levied.

NOTE
The carpets, curtains, blinds and light fittings are included in the asking price. Many items of furniture are available to purchase by separate negotiation.

LOCATION

A very tastefully presented four bedroomed 'Mayfair' style detached family home on the popular development known as 'Cypress Point' which was built by Kensington Developments in the early 2000s with lovely views towards the very well landscaped communal gardens. Cypress Point is conveniently situated lying between both Lytham and St Annes principal shopping centres with their town centre amenities together with local shops available on Woodlands Road in Ansdell. The development is also convenient for the M55 motorway via the new link road and is in the catchment area for a number of local primary and secondary schools. Viewing strongly recommended. 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

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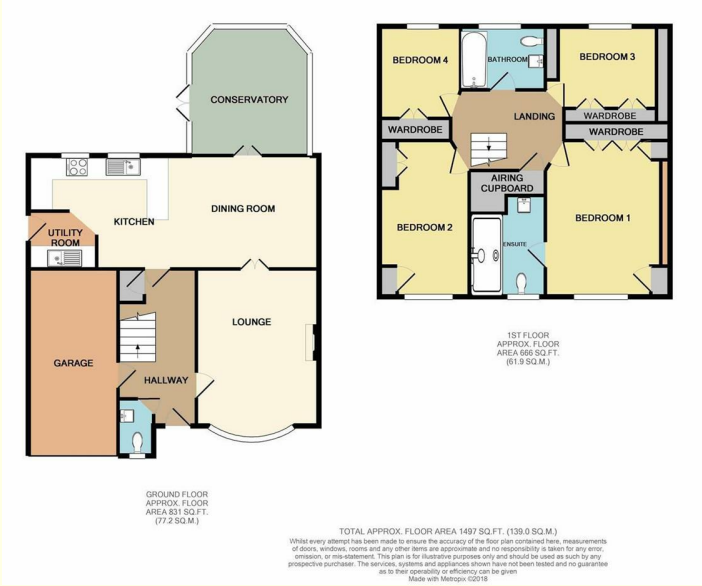

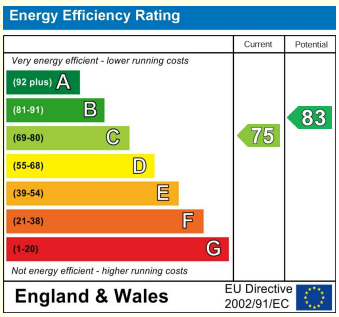

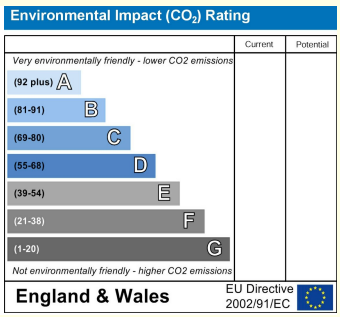

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