



ESTATE AGENTS • VALUER • AUCTIONEERS



## Meriden Mill Lane, Wrea Green

- Spacious Detached Dormer Bungalow
- On A Highly Desirable Road In the Heart of Wrea Green Village
- Three Reception Rooms & Conservatory
- Modern Dining Kitchen & Utility Room
- Ground Floor Bedroom, Dressing Room & Bathroom/WC
- Three 1st Floor Bedrooms & Shower Room/WC
- Lawned Gardens to the Front & Rear
- Double Garage & Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating C

**£598,950**

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



[www.johnardern.com](http://www.johnardern.com)



## Meriden Mill Lane, Wrea Green

### GROUND FLOOR

#### CENTRAL ENTRANCE HALL

15'4 x 8'2



Nicely appointed central hallway approached through a replacement outer door with upper double glazed units with leaded lights and matching side window. Staircase leads off with spindled balustrade.

#### CLOAKS/WC

5'4 x 2'4

With a modern two piece white suite comprising: corner pedestal wash hand basin with chrome mixer tap and splash back tiling. Low level WC. Wood laminate floor. Extractor fan.

#### LOUNGE

17' x 14'



Feature side double glazed deep bay window overlooking the private front garden and having curved panel radiator and two separate double radiators. The focal point of the room is a marble and tiled fireplace with open fire grate and two inglenook style double glazed windows looking over the side driveway.

#### FAMILY SNUG

10'5 plus bay x 9'9



Nicely proportioned family day room with oriel double glazed bay window overlooks the side driveway. Panel radiator.

#### DINING-KITCHEN

24'2 x 9'8



Spacious and extremely well fitted (2018) family dining kitchen with excellent range of wall and floor mounted cupboards and drawers. Peninsula unit with Bosch four ring induction hob with pan drawers beneath. Illuminated extractor canopy above. Hotpoint electric fan assisted automatic double oven. Concealed space for microwave oven. Slide out pantry cupboard. Integrated larder fridge and freezer. Single drainer one & a half bowl sink unit with chrome mixer tap. Integrated Smeg dishwasher. Double glazed window overlooks the enclosed rear garden. One double and separate single panel radiator. Adjoining spacious dining area.

### DINING AREA



With double doors giving access into the rear conservatory.

### UTILITY PORCH

7'9 x 6'9

Double glazed windows and matching pitched ceiling. External door leads to the driveway and rear garden. Turned laminate working surface with inset single drainer stainless steel sink unit and chrome mixer tap and plumbing facilities for automatic washing machine and tumble dryer.

### SUN LOUNGE/CONSERVATORY

12'8 x 9'6



Approached from the double doors from the dining-kitchen with wood laminate floor. Double glazed windows with top opening lights and integral blinds. Side matching French door leads to the garden plus central bi-folding doors. Electric panel heater. Fitted wall lights. Television aerial lead. (constructed 2018).

### BEDROOM SUITE ONE

Comprises:

### WALK THROUGH STUDY

10' x 6'9



With a leaded and stained glass window encapsulated into a uPVC double glazed frame overlooking the front garden. Double panel radiator.

### BEDROOM

12' x 11'



With square bay window with double glazed units and leaded lights overlooking the front enclosed garden. Panel radiator. Central decorative arch gives access to:

# Meriden Mill Lane, Wrea Green



## WALK THROUGH DRESSING ROOM

9'3 plus wardrobes x 7'1 plus bay



Extremely well fitted walk through dressing room and having a oriel double glazed bay window enjoying views of the rear garden. Panel radiator.

## EN SUITE BATHROOM/WC

8'3 x 6'2



With ceramic floor and wall tiles. Four piece modern white suite comprising: tiled panelled bath with chrome mixer taps and hand shower. Step in tiled shower compartment with a plumbed over head shower and separate hand shower. Pivoting outer door. Vanity wash hand basin with double drawers beneath and chrome mixer tap. The suite is completed by a low level WC. Chrome heated ladder towel rail. Two obscure double glazed windows with fitted blinds. Ceiling downlights.

## FIRST FLOOR



Approached from the previously described staircase leading to the upper central landing with matching spindled balustrade. Two Velux double glazed roof lights. Bank of useful storage cupboards leading into the front roof void. Airing cupboard contains a Worcester combi boiler (10yrs).

## BEDROOM TWO

12'1 x 10'9



Deceptive second double bedroom with double glazed window with side opening light overlooks the side elevation with conifers and trees in the back ground. Double panel radiator. Access into the lower rear roof void for storage.

### BEDROOM THREE

16' max x 10'4



With a beamed pitched ceiling. Three Velux double glazed roof lights with integral blinds overlook the side and rear elevations. Panel radiator. Further storage space into the roof voids. From this bedroom a small door leads to an excellent walk in store room (13'9 x 6'8 plus side reveals) with pitched ceiling. Velux double glazed roof light. Floored and carpeted.

### BEDROOM FOUR

12' max x 7'2



With a double glazed dormer window with side opening light overlooking the rear garden.

### SHOWER ROOM/WC

8'2 into shower x 4'3



With wood laminate floor and waterproof wall covering. Three piece modern white suite comprises: step in shower compartment with a Mira electric shower and sliding outer door. Vanity wash hand basin with cupboards beneath and chrome mixer tap. The suite is completed by a level WC. Obscure double glazed outer window with fitted roller blind. Heated towel rail. Wall mounted extractor fan. Built in wall store cupboard.

### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (10yrs and serviced annually) in the first floor airing cupboard serving panel radiators and giving instantaneous domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units together with Velux pivoting roof lights.

### OUTSIDE



To the front of the property there is an enclosed private lawned garden with well stocked shrub and flower borders, high front hedging and having pathways leading to the front and side. External lights. Front double drive for two cars and having wrought iron steps leading to the front garden and entrance. Matching wrought iron doors leading down the side of the bungalow approaching the brick double garage.

## Meriden Mill Lane, Wrea Green

To the rear of the property the garden is laid for ease of maintenance with stone paved area adjoining the sun lounge/conservatory. External garden tap. Easily managed side lawn and flower borders.

### GARAGE

17'4 x 16'8

With up & over door and side uPVC replacement door, double glazed window and separate side window.

### LOCATION

'Meriden' is a delightful detached dormer bungalow standing in spacious front and rear gardens and being on a highly desirable road in the heart of Wrea Green Village, adjoining 'The Green' with its central cricket square and duck pond. Within sauntering distance to village shops, cafe/restaurant and The Grapes pub. Wrea Green is arguably one of the finest villages in the county and has won the best kept village award over many years. The property was originally constructed in 1964 and has well planned accommodation which would accommodate clients looking for a true bungalow but the benefit of having the first floor for family or guest with three bedrooms and shower room.

Viewing recommended.

### TENURE FREEHOLD/COUNCIL TAX

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

### THE GUILD

John Arden & 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](http://www.guildproperty.co.uk).

### INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

### Digital Markets, Competition & Consumers Act 2024

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared February 2026



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://www.johnardern.com)

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

| 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 | 79        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract.