JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

14 Woodlands Drive, Warton

- Superb Deceptively Spacious Detached True Bungalow
- Standing in Stunning Private Gardens to the Side & Rear
- Large Lounge with Dining Area & Open Plan Garden Room
- Fitted Breakfast Kitchen
- Three Bedrooms & Modern Bathroom/WC
- Utility & Cloaks/WC
- Double Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating D

£450,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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ENTRANCE PORCH
4'5 x 2'8
Approached through double opening hardwood glazed doors. An inner hardwood door with upper leaded glazed panels leads to the central Hall. Full length glazed panels to the side provides excellent natural.

HALLWAY
15'1 x 5'6

Spacious central Hall with a corniced ceiling. Single panel radiator. Inner Hall leading off. Double opening part glazed doors lead to the Lounge.

LOUNGE WITH DINING AREA
30' into bay x 15'

Very impressive open plan reception room with a Living and Dining Area. A UPVC double glazed curved bay window overlooks the front garden with two top opening lights. Curved single panel radiator below. Corniced ceiling. Additional UPVC double glazed window to the side elevation with a top opening light. Television aerial point. Wood strip flooring. Focal point of the Living area is a marble fireplace with a polished hearth and inset supporting a gas coal effect living flame fire. Additional double panel radiator on the inner wall. To the Dining area is a UPVC double glazed window overlooking the rear garden with two top opening lights. Double panel radiator below. Archway leads to the open plan Garden Room.

GARDEN ROOM
11'9 x 11'8
Delightful second sitting area with a UPVC double glazed picture window enjoying views of the private side lawned gardens. Two top opening lights. Double panel radiator. Two wall lights. Matching wood strip flooring. Double glazed double opening French doors give direct garden access. Double glazed windows to either side of the doors with four top opening lights.

INNER HALLWAY
24'9 x 6'7 max
Matching wall decorations. Double panel radiator. Corniced ceiling. Access to loft space. Useful built in cloaks/store cupboard. White panelled doors leading off to all remaining rooms.

BREAKFAST KITCHEN
14'2 x 12'2

UPVC double glazed window overlooks the rear garden with two side opening lights. Good range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring electric hob. Stainless steel illuminated extractor canopy above. Neff electric double oven and grill. Integrated fridge/freezer. Miele integrated dishwasher. Inset ceilings spot lights. Double panel radiator. Outer stable door with a decorative inset glazed panel leads to the rear gardens.

CLOAKS/WC
6'8 x 6'8

UPVC double glazed window to the rear aspect with a top opening light. Fitted 'Night & Day' blinds. Two piece modern white suite comprises: Vanity wash hand basin with a centre mixer tap and cupboard below. Rak Ceramics low level WC. Wood effect laminate flooring. Inset ceiling spot lights. Fitted double cupboard providing excellent cloaks storage space.

BEDROOM ONE
14' x 13'10

Tastefully presented principal double bedroom. UPVC double glazed window overlooks the rear garden with two side opening lights. Fitted 'Night & Day' window blinds. Corniced ceiling. Bank of three fitted double wardrobes. Double panel radiator.

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BEDROOM TWO
15' x 12'5

Second large double bedroom. Double glazed window overlooks the front garden with two side opening lights. Fitted 'Night & Day' window blinds. Corniced ceiling. Double panel radiator. Telephone point. Double and single modern fitted wardrobes.

BEDROOM THREE/DRESSING ROOM
13'2 x 9'9 plus wardrobes

Third good sized double bedroom currently used as a Dressing Room. UPVC double glazed window to the front elevation. Two side opening lights with matching Night & Day window blinds. Double panel radiator. Corniced ceiling. Excellent range of fitted wardrobes to two walls, comprising four double wardrobes and two singles.

BATHROOM/WC
9'7 x 6'8

Spacious and modern four piece white bathroom suite. UPVC double glazed to the rear aspect with fitted window blinds. Deep fill bath with a centre mixer tap. Wide step in shower cubicle with a sliding glazed door and plumbed shower. Vanity wash hand basin with a display surround and cupboards and drawers below. Rak Ceramics low level WC completes the suite. Chrome heated ladder towel rail. Additional single panel radiator. Inset ceiling spot lights and extractor fan. Tiled walls and floor.

OUTSIDE

To the front of the bungalow is a double driveway providing good off road parking and leading directly to the Garage. A printed concrete pathway leads to the front entrance porch with an external wall mounted coach light. Front lawn with a mature shrub border providing privacy and side rockery. Gates to either side of the property give direct rear garden access.

To the rear and side of the bungalow are beautifully kept landscaped gardens, enjoying a private aspect and backing on to

mature woodland. From the Kitchen back door is a covered rear entrance leading to a stone flagged patio area with block paved and printed concrete pathways. External lighting and garden tap. Landscaped stone chipped areas with an interesting variety of inset trees and shrubs. Timber garden store and the Utility and Garage leading off.

The garden continues around to the side with a good sized lawned area, supported by curved flower and shrub borders with a central landscaped rockery area. Leading to a private crazy paved patio area, directly access from the Principal Lounge/Garden Room. Additional external security lighting.

UTILITY ROOM

8'3 x 6'8

Useful separate Utility Room approached through a UPVC outer door with an inset obscure double glazed panel, leading from the rear garden. UPVC double glazed widow provides good natural light. Stainless steel single drainer sink unit set in roll edged work surfaces. Fitted low level cupboard. Plumbing for a washing machine and space for a tumble dryer Tiled floor. Internal door leading to the Garage.

DOUBLE GARAGE

24'3 x 16' max

(max L shaped measurements) Good sized attached garage, manual door. Power and light connected. Wall mounted gas and electric meters. Circuit breaker fuse box. Display shelving. Wall mounted Vaillant combi gas central heating boiler. Pitched roof.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

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

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at https://www.openreach.com/broadband-network/fibre-availability

LOCATION

This superbly presented and deceptively spacious three bedroomed detached true bungalow enjoys a quiet cul de sac

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location on Woodlands Drive just off West End Lane. This particular property backs on to woodland and stands in stunning landscaped gardens to the front, side and rear. Situated in the heart of Warton with its primary schools and village stores including a Tesco Express and Subway. Lytham centre with its comprehensive shopping facilities and town centre amenities are only a 5 minute drive away. Kirkham, Freckleton and the M55 motorway access are all within a very short driving distance from the property. Transport services are available on Lytham Road with routes into Lytham St Annes, Freckleton and Preston. BAE Systems is also within easy reach. An internal and external inspection is strongly recommended. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

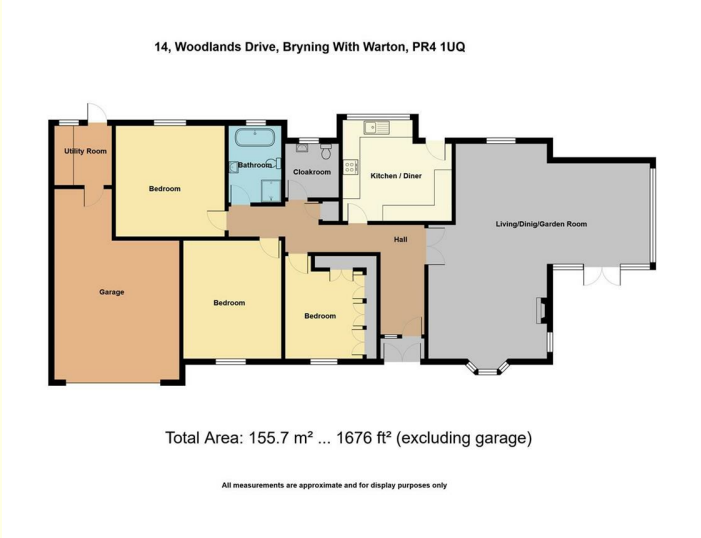
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

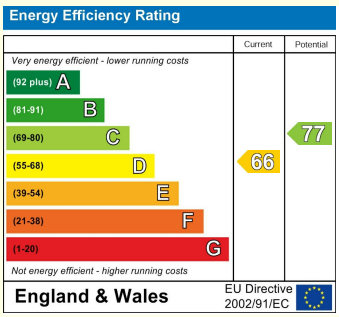
THE GUILD

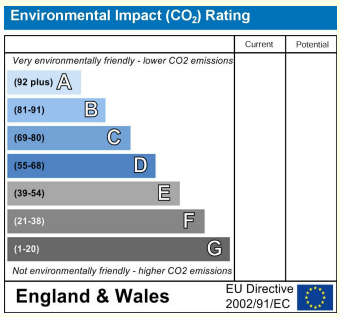
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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.

Consumer Protection from Unfair Trading Regulation

John Ardern & 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 our their own investigations before contract. Details Prepared June 2025







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The Property Ombudsman

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