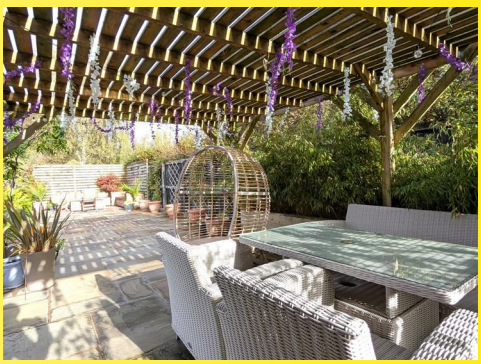
JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS



1 Buttercup Way, Warton

- Spacious Extended Modern Detached Family House
- Lounge & Family Snug/Play Room
- Superb Extended Open Plan Living/Dining Kitchen
- Study, Utility Room & Cloaks/WC
- Four Good Sized Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Large Family Gardens to the Rear with Entertaining Patio Area
- Double Garage & Rear Converted Annex/Gym with Shower Room/WC
- Driveway for Off Road Parking
- Leasehold, Council Tax Band E & EPC Rating C

£425,000

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

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1 Buttercup Way, Warton

GROUND FLOOR

HALLWAY
13'4 x 6'9

Central Hall approached through an outer door with inset obscure double glazed panels. Fitted door matting and Karndean wood effect flooring beyond. Matching full length obscure panel to the side provides excellent natural light to the Hall and Stairs. Single panel radiator. Staircase leads off to the first floor with a spindled balustrade. Useful understairs cloaks/store cupboard. Telephone point. Matching white panelled doors leading off.

LOUNGE
15'4 x 11'8

Well proportioned reception room with a UPVC double glazed window overlooking the front garden. Two side opening lights. Fitted window blinds. Double panel radiator. Television aerial point.

FAMILY SNUG/PLAY ROOM
12'5 x 9'2

Second useful separate reception room. Double glazed window to both the front and side elevations, both with side opening lights and window blinds. Double panel radiator. Matching wood effect Karndean flooring.

OPEN PLAN LIVING/DINING KITCHEN
19'3 x 18'7

Stunning extended entertaining family Kitchen. To the Kitchen area is a good range of eye and low level fixture cupboards and drawers. Wine rack. Caple one and a half bowl sink unit with a centre mixer tap and moulded draining board set in Quartz work tops with matching splash back. Large island unit/breakfast bar with pop up power points and canopied ceiling spot lights above. Integrated slimline wine fridge. Further built in appliances comprise: Bosch four ring electric induction hob. Contemporary illuminated extractor above. Bosch electric oven and grill. Integrated fridge/freezer and Bosch dishwasher, both with matching cupboard fronts. Matching Karndean flooring throughout. Concealed wall mounted Ideal Logic gas central heating boiler. Double panel radiator.

Living/Dining area leading off with two double glazed pivoting roof lights. Sliding UPVC double glazed patio doors overlooking and giving direct rear garden access. Fitted vertical blinds. Provisions for a wall mounted TV. Wall mounted contemporary radiator.

UTILITY ROOM
6'1 x 5'9

Useful separate Utility Room leading off the Kitchen. UPVC double glazed opening window to the side elevation. Work top with plumbing and space below for a washing machine and tumble dryer. Fitted wall shelving and full length cupboard. Single panel radiator. Matching flooring. Overhead light and ceiling extractor fan. Doors leading to the Study and Cloaks/WC.

CLOAKS/WC
6'1 x 2'10

UPVC obscure double glazed opening window to the side elevation. Two piece suite comprising: Low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Single panel radiator. Matching flooring. Overhead light and ceiling extractor fan.

STUDY
9'5 x 6'1

Very useful home office extension. UPVC double glazed French door overlooks and gives direct access to the rear garden. Fitted integral window blinds. Single panel radiator. Matching Karndean flooring. Pitched ceiling with two inset spot lights.

FIRST FLOOR LANDING
10'5 x 8'1

Central landing approached from the previously described staircase with matching balustrade. Access to the loft space. Single panel radiator. White panelled doors leading off.

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BEDROOM ONE
12'1 x 11'10

Principal En suite double bedroom. UPVC double glazed window enjoys an outlook to the front elevation. Two side opening lights. Fitted window blinds. Single panel radiator. Door to the En Suite.

EN SUITE SHOWER ROOM/WC
6'8 x 4'8 plus shower

UPVC obscure double glazed opening window to the front aspect. Three piece suite comprising: Shower cubicle with a pivoting glazed door, plumbed overhead shower and additional hand held shower attachment. Semi concealed low level WC. Adjoining vanity wash hand basin with display surround, off set mixer tap and cupboard below. Built in airing cupboard housing a hot water cylinder. Single panel radiator. Overhead light and extractor fan.

BEDROOM TWO
12'11 x 8'3

Second tastefully decorated double bedroom. Double glazed window overlooks the rear aspect with side opening light. Fitted window blinds. Single panel radiator.

BEDROOM THREE
10'8 x 8'8

Third double bedroom. Double glazed windows overlook both the attractive front and side elevations. Side opening lights. Single panel radiator.

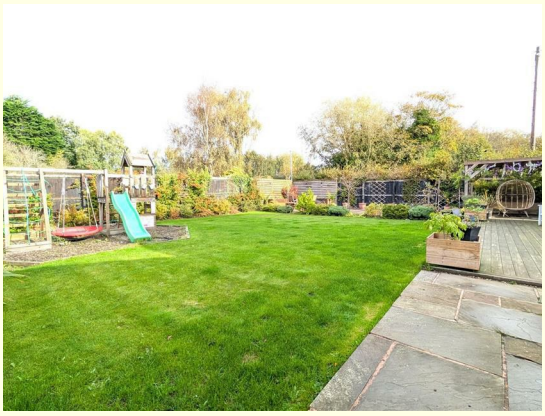
BEDROOM FOUR
10'5 x 9'3 max

(max L shaped measurements) Fourth larger than average bedroom. Two double glazed opening windows overlook the rear. Fitted window blinds. Single panel radiator.

BATHROOM/WC
6'9 x 5'5

UPVC obscure double glazed opening window to the rear aspect. Tiled display sill. Three piece suite comprising: Panelled bath with a shower screen, over bath plumbed shower and splash back tiling. Low level WC. Pedestal wash hand basin with splash back tiling. Single panel radiator. Overhead light and ceiling extractor fan.

OUTSIDE



To the front of the property is a wide part walled lawned garden with maturing shrub borders to the front and side. A stone flagged pathway leads to the front covered entrance with an external wall mounted light. External gas and electric meters. Gate giving direct access to the rear garden. There is an adjoining asphalted driveway providing good off road parking for two cars and leading directly to the Garaging.

To the immediate rear is a superb family garden with a timber decked patio area leading off the Dining Kitchen and large rear lawn with well stocked side flower and shrub borders. Additional stone chipped rear corner patio ideal for children's garden play equipment.

The garden has been extended to the side creating a superb entertaining stone flagged terraced area with a timber framed pergola. Side trellis and climbing plants. External lighting and all weather power points. Timber framed and part glazed greenhouse, set on a side stone chipped area and having timber planters.

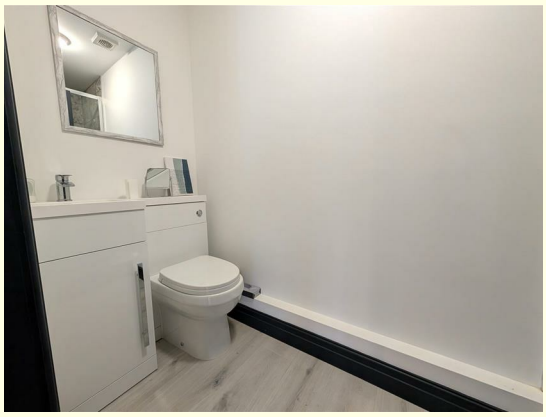
To the other side of the property is a stone flagged pathway, garden tap and gate leading to the front garden. Timber shed.

DOUBLE GARAGE
16'11 x 13'6
Brick built garage with a pitched and tiled roof. Approached through two up and over doors with inset obscure glazed panels. Power and light connected. Side UPVC personal door with an inset obscure double glazed panel.

REAR ANNEXE/GYM
11'7 x 8'6

The rear part of the Garage has been converted to provide additional accommodation to suit a families requirements, ideal as guest accommodation, garden room, gym etc. Approached through a UPVC double glazed French door with integral blinds. UPVC double glazed window to the side with a side opening light and integral window blinds. Wood effect laminate flooring. Power point for a wall mounted TV. Contemporary wall mounted electric radiator. Inset ceiling spot lights. Inner door leading to the Shower Room.

EN SUITE SHOWER ROOM/WC
8'6 into shower x 3'3



Three piece modern white suite comprises: Full width shower cubicle with sliding glazed doors and a Triton electric shower. Semi concealed low level WC. Adjoining vanity wash hand basin with a centre mixer tap and cupboard below. Matching wood effect flooring. Overhead light and ceiling extractor fan.

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CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from an Ideal Logic boiler serving panel radiators and domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 250 years (237 years remaining) subject to a current annual ground rent of £388. Council Tax Band E

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £161 per annum is currently levied.

LOCATION

This deceptively spacious extended four bedroomed detached family property was constructed by Taylor Wimpy on this small development known as Meadows View. Buttercup Way is situated just off Harbour Lane and this particular property stands on a large plot at the entrance to the development with views of the landscaped communal gardens opposite. Being within minutes to the centre of Warton with its primary schools and local shopping facilities with transport services running to Lytham St Annes and Preston. BAE Systems is also within easy reach and the M55 motorway junction just a short driving distance away giving access to Manchester and The Lakes. Viewing essential.

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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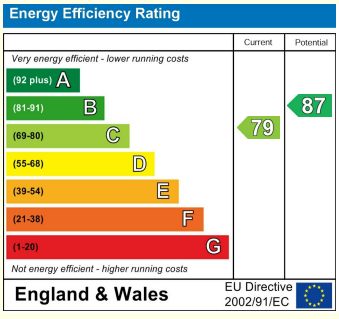
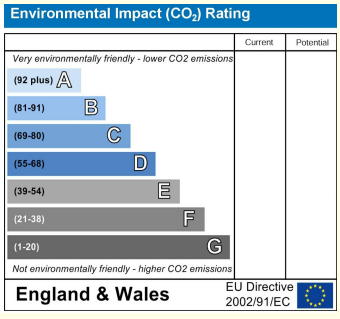
1, Buttercup Way, Bryning With Warton, PR4 1EQ

Total Area: 147.5 m² ... 1588 ft² (excluding garage)

All measurements are approximate and for display purposes only





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