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## 20 Forest Drive, Lytham

- Detached Family House in a Sought After Location
- Large Through Lounge with Dining Area
- Fitted Kitchen
- Hallway & Cloaks/WC
- Four Double Bedrooms
- Modern Bathroom/WC
- Good Sized Family Garden to the Rear
- Integral Garage Used for Storage
- Good Off Road Parking for Two Cars & Electric Car Charging Point
- Freehold, Council Tax Band E & EPC Rating E

**£425,000**

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



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



## 20 Forest Drive, Lytham

### GROUND FLOOR

#### ENTRANCE PORCH

9'8 x 3'4

Approached through a UPVC outer door with inset double glazed panels. Matching full length double glazed panel top the side and an additional double glazed side window with a top opening light. Ceramic tiled floor. Inner modern composite door with an inset obscure double glazed panel leads to the Hallway. Further matching obscure double glazed full length panel provides good natural light to the Hall and Stairs.

#### HALLWAY

16'6 x 6'4



Nicely presented entrance Hall with an attractive Karndean wood effect floor throughout. Corniced ceiling with an overhead light. Double panel radiator. Staircase leads off to the first floor with a side ranch style balustrade. Useful understair cloaks/store cupboard with an automatic light and shelving. White panelled doors leading off. Inner door leading to the integral Garage.

#### INTEGRAL GARAGE/STORE

12'9 x 7'7

Small Garage currently used for bike and storage space. With a front modern electric roller door (fitted 2025). Power and light connected. High level UPVC double glazed window provides some natural light.

#### CLOAKS/WC

7'5 x 2'9



UPVC obscure double glazed opening window to the side elevation. Two piece modern white suite comprises: Wash hand basin with offset mixer tap and cupboard below. Low level WC. Overhead light. Single panel radiator. Wood effect laminate flooring.

#### LOUNGE WITH DINING AREA

21'6 x 15'2 max



(max L shaped measurements) Stunning very well proportioned through reception room leading off the Hallway with Living and Dining areas. UPVC double glazed full length picture window overlooks the front garden with two top opening lights and fitted shutters. Corniced ceiling with two overhead lights. Matching Karndean flooring throughout. Double panel radiator. Television aerial point. Internet point. Focal point of the room is a modern fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect

living flame fire. Double glazed aluminium framed Bi-Folding patio doors overlook and give direct access to the rear garden. Integral fitted blinds. Additional inner door leading to the adjoining Kitchen.



## KITCHEN

11'7 x 8'1



Modern fitted Kitchen approached through doors from both the Hallway and Lounge/Dining Room. UPVC double glazed window overlooks the rear garden with side and top opening lights. Tiled display sill. Range of eye and low level cupboards and drawers. Carron Phoenix single drainer sink unit with a centre mixer tap, set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Logik four ring electric induction hob with a brushed chrome splash back. Zanussi stainless steel illuminated extractor above. Zanussi electric oven and grill. Integrated fridge/freezer, Zanussi dishwasher and washing machine, all with matching cupboard fronts. Matching Karndean wood

effect flooring. Cupboard conceals a wall mounted Baxi combi gas central heating boiler (approx 15 months old). UPVC outer door with an obscure double glazed panel leads to the side and rear of the property.

## FIRST FLOOR LANDING

9'6 x 5'8 max

(max L shaped measurements) Central landing approached from the previously described staircase with a matching ranch style balustrade. Single panel radiator. Access to the boarded loft space via a pull down wooden ladder and having a light. Large built in linen store cupboard with shelving and space for a condensing tumble dryer. White panelled doors leading off.

## BEDROOM ONE

11'10 x 11'4



UPVC double glazed window overlooks the front aspect with a large side opening light and additional top opening light. Fitted window shutters. Single panel radiator. Deep built in wardrobe with a hanging rail and shelving above.

## 20 Forest Drive, Lytham



### BEDROOM TWO

11'4 x 8'9 plus wardrobe



Second double bedroom. UPVC double glazed window overlooks the front aspect with side and top opening lights. Fitted window shutters. Single panel radiator. Built in wardrobe with a hanging rail and shelving.

### BEDROOM THREE

10'4 x 9'2



Third good sized bedroom. UPVC double glazed window overlooks the rear of the property with side and top opening lights. Single panel radiator. Built in wardrobe with a hanging rail and shelving above. Corner fitted display shelving.

### BEDROOM FOUR

8'5 plus wardrobe x 8'2



Larger than average fourth bedroom. UPVC double glazed window overlooks the rear with side and top opening lights. Single panel radiator. Built in wardrobe with a hanging rail and shelving.

### BATHROOM/WC

7'4 x 5'5



Modern family bathroom comprising a three piece white suite. UPVC obscure double glazed window to the rear elevation with a top opening light and tiled sill. Panelled bath with a centre mixer tap, plumbed over bath shower and additional hand held shower attachment. Folding glazed shower screen. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC completes the suite. Ceramic tiled walls. Chrome heated ladder towel rail.

## OUTSIDE



To the front of the property is an open plan lawned garden with inset shrub and flower beds. Adjoining wide asphalted driveway providing good off road parking for two cars. Electric car charging point. Timber gate leads to the rear garden with a side pathway and external light.

To the immediate rear is a good sized enclosed family garden with a stone flagged sun terrace and additional raised composite decked patio area. Rear lawn with side shrub and bamboo borders. Additional stone chipped area to the side of the property and a 2nd side timber gate leading to the front. To the rear part of the original Garage is a useful garden store room 7'7 x 3'8 with a side timber door, and having power and light connected, a garden tap and housing the gas and electric meters and consumer box.

### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (approx 15 months old) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

### TENURE FREEHOLD/COUNCIL TAX

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

### LOCATION

This very well presented four bedroomed detached family home is located on the ever popular development known as 'Lytham Hall Park'. Constructed originally in the early 1970's

by Richard Costain Ltd and being within easy reach to the centre of Lytham, with its well planned shopping facilities and town centre amenities. The highly regarded Lytham Hall Park Primary School is also nearby along with Lytham Hall and its beautiful parkland and Witch Wood. Fairhaven & Green Drive Golf Clubs are also within easy reach. Internal and external viewing recommended.

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

### Digital Markets, Competition & Consumers Act 2024

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## 20 Forest Drive, Lytham

20, Forest Drive, Lytham St Annes, FY8 4QF



Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



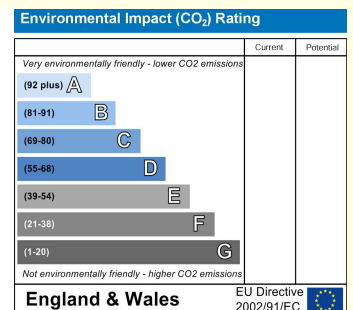
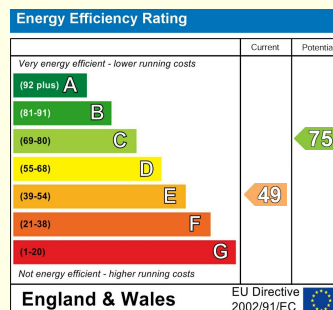
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