



Waters Edge

This Stunning Five Bedroom Detached Family House Is Situated In The Most PRESTIGIOUS LOCATION overlooking LYTHAM GREEN, Three Balconies With Simply Fabulous Views Across The Estuary and the Iconic Lytham Windmill.

Constructed In 2012 With 5700 sq ft of Luxurious Accommodation Set Over Three floors, Comprising: Beautiful Oak Sweeping Staircase, Games/Cinema Room, Gym/ Garden Room, Study, Main Living Accommodation To The First Floor Making The Most Of Those Amazing Views, Superb Dining Kitchen, Large Family Lounge, Four Double Bedrooms, With En-Suite Bathrooms, Master Bedroom Suite With Dressing Room and En-Suite, Waters Edge Is Constructed To An Exceptionally High Standard. VIEW BY STRICT APPOINTMENT.





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Entrance Hall

24'3 x 18'6 (7.39m x 5.64m)

Oak doors lead into the hallway with a modern, curved sweeping oak staircase that rises up to the second floor.

Cinema Room / Games Room

34'0 x 13'11 (10.36m x 4.24m)

Bay window to the front and a window to the side. Fully equipped with cinema equipment.

Gym

38'9 x 21'3 (11.81m x 6.48m)

French doors to the rear, opening up into the garden. Fully equipped gym but could be transformed into a beautiful garden room. There is also a three-piece bathroom suite attached to the gym, comprised of: a wall mounted WC, wash hand basin over a unit and a wet room shower.

Study

12'9 x 7'6 (3.89m x 2.29m)

Located off from the gym, currently used as a study as it is away from the main living space

Utility Room

16'1 x 7'2 (4.90m x 2.18m)

Large utility room which incorporates base units, a sink and drainer, tiled flooring with under floor heating and a door leading to the rear garden.

First Floor Landing

Landing space with aluminium bi-fold doors which lead to the main balcony, with stunning views across the estuary to Southport and the Welsh hills beyond.

Lounge

34'0 x 13'11 (10.36m x 4.24m)

Large bay window to the front and a contemporary gas fire at the centre of the room.

Kitchen Diner

34'4 x 13'4 (10.46m x 4.06m)

Large bay window to the front and glazed doors leading out the balcony. Carl Josef fitted kitchen comprising: a range of high gloss kitchen units with Silestone work surfaces, a recessed sink and instant boiling/cold water Zip tap, a central island incorporating a breakfast bar. With a range of integrated appliances including a Siemens microwave, steam oven, two further ovens, induction hob, a remote control pop-up extractor, two Liebherr

fridge-freezers and a wine cooler. With a matching Silestone dining table and wall mounted TV unit.

First Floor WC

Two piece suite comprising a wall mounted WC and a wall mounted wash hand basin.

Bedroom Five

24'6 x 8'4 (7.47m x 2.54m)

Windows to the rear and side. Range of high gloss fitted furniture. Leading to:

En-suite

Three-piece suite with wall mounted WC, a wash hand basin set in a unit and a shower cubicle.

Bedroom Four

24'6 x 12'11 (7.47m x 3.94m)

Windows to the rear. Range of high gloss fitted furniture with space for a television. Leading to:

En-suite

Four-piece suite comprising a bath with shower head fitting, a separate shower cubicle, a WC and wash hand basin set in a unit.



Second Floor Landing

Feature landing with under-eaves storage and doors leading to:

Master Bedroom

18'9 x 9'9 (5.72m x 2.97m)

French doors lead out onto the balcony with the stunning views from an elevated position. Range of high gloss fitted furniture, also attached is a :

Dressing Room & En-suite

17'7 x 14'7 (5.36m x 4.45m)

Fully fitted dressing area with en-suite attached. Five piece en-suite with an oval double-ended bath with waterfall tap and shower head fitting, his-and-her's wash basins set in a basin, a WC and a separate shower cubicle.

Bedroom Two

14'8 x 9'9 (4.47m x 2.97m)

French doors leading out onto another balcony with views over the front. Range of high gloss fitted furniture, also with:

Dressing Room & En Suite

7'3 x 6'4 (2.21m x 1.93m)

Fully fitted dressing area with en-suite. Four-piece suite with a double-ended bath with waterfall tap and shower head fitting, wash hand basin set in a unit and mirror above, separate shower cubicle, WC and a heated towel rail.

Bedroom Three

24'6 x 14'8 (7.47m x 4.47m)

Spacious third bedroom with velux windows. Range of high gloss fitted furniture. Leading to:

En-suite

Three-piece suite with a shower cubicle, WC, wash hand basin set in a unit and a heated towel rail.

External

To the front - Gravel driveway with space for a number of cars.

To the rear - A large patio area and an outbuilding - 24'11 x 10'4

Tandem Double Garage

34'4 x 10'4 (10.46m x 3.15m)

Accessed by up and over door or from the ground floor of the house.

Additional Information

Tenure - Freehold

Council Tax Band - H

EPC Results

Current Energy Efficiency Rating - B (84)

Potential Energy Efficiency Rating - B (86)

Current Environmental Impact Rating - B (82)

Potential Environmental Impact Rating - B (84)



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

