



**Caryl Road, Lytham St. Annes**

Lytham St. Annes

Offers Over **£325,000**

# Caryl Road

## Lytham St. Annes

Nestled on a generous corner plot, this delightful 2-bedroom bungalow offers a true essence of charming living. Boasting a tasteful interior, this property is sure to capture the hearts of those seeking a tranquil abode. The property comprises three welcoming reception rooms, providing ample space for both relaxation and entertaining. The fitted kitchen provides all your culinary needs and the property benefits from an additional WC alongside the family bathroom.

The abundant outside space is a true highlight of this property, designed with both aesthetics and functionality in mind. The wrap-around corner plot garden is a beautiful sight to behold, featuring a refined blend of gravelled areas, plant borders, and artificial lawns. The carefully crafted rear garden is enclosed, affording privacy and tranquillity. With a garage and off-road parking, convenience is at your doorstep, ensuring hassle-free living.

In summary, this exceptional bungalow offers a harmonious combination of stylish interiors and generous outdoor space. With its corner plot positioning, convenient garage, and off-road parking, this property presents an irresistible opportunity for those seeking a serene abode. With its attractive façade, superb amenities, and elegant surroundings, this bungalow offers a lifestyle that is both convenient and captivating.

Council Tax band: D

Tenure: Leasehold

- True Bungalow
- 3 Reception Rooms
- Garage
- Off Road Parking
- Corner Plot





### Entrance vestibule

### Hallway

Vinyl flooring, skylight velux window, radiator. Access to storage cupboard. Loft access.

### Lounge

12' 0" x 16' 3" (3.67m x 4.95m)

UPVC double glazed bay window to the front elevation, 2 stained glass side windows, radiator, laminate flooring, electric fire with marble surround.

### Kitchen

10' 11" x 14' 0" (3.32m x 4.26m)

Matching range of base and wall units with fitted worktops, stainless steel one and half bowl sink with draining board and mixer tap, extractor hood and breakfast island with storage units. UPVC double glazed patio doors leading onto the garden, flushed ceiling spotlights, ceramic flooring and skylight.

### Snug/office

8' 2" x 11' 5" (2.49m x 3.49m)

Leading off from the kitchen. Laminate flooring, flushed ceiling spotlights, skylight, uPVC double glazed windows to the side elevation and patio doors leading onto the garden.





### **Bedroom 1**

10' 11" x 14' 5" (3.32m x 4.40m)

UPVC double glazed window to the front elevation, radiator.

### **Bedroom 2**

12' 10" x 10' 9" (3.92m x 3.27m)

UPVC double glazed bay window to the side elevation, radiator, laminate flooring and door leading onto the conservatory.

### **WC**

5' 9" x 2' 8" (1.76m x 0.81m)

Low flush WC and wash basin with storage unit, uPVC double glazed opaque window to the side elevation.

### **Conservatory**

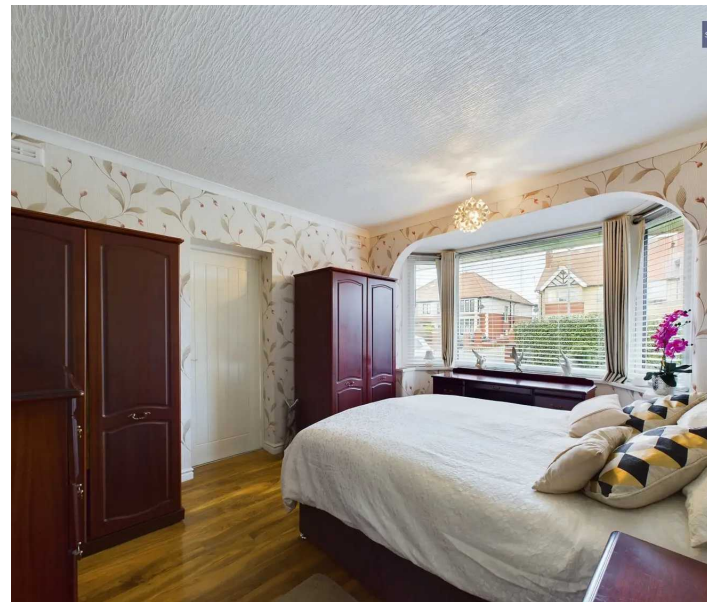
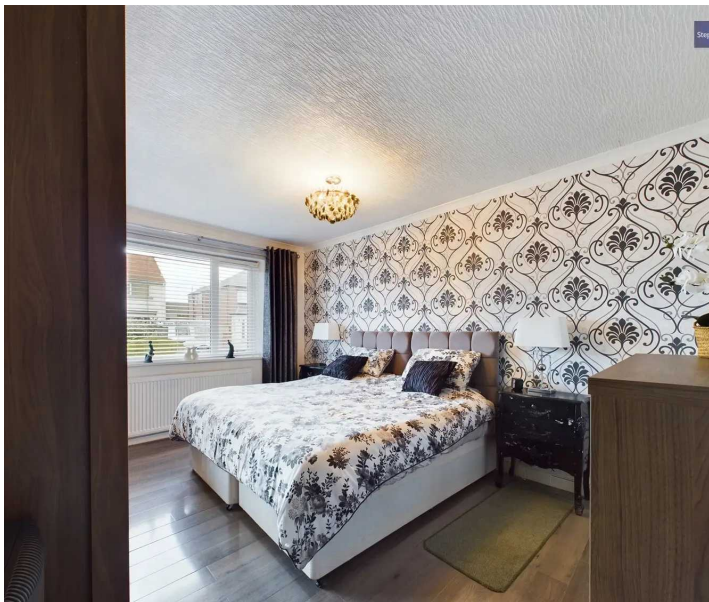
12' 1" x 10' 0" (3.68m x 3.06m)

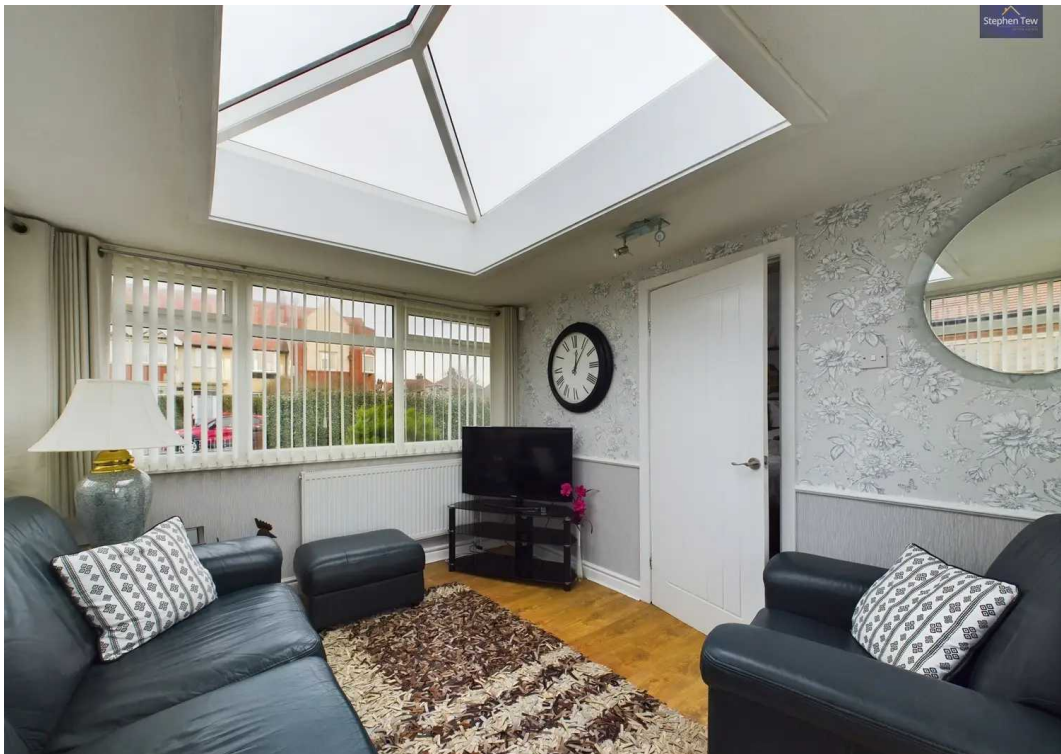
UPVC double glazed windows and sliding patio doors leading onto the garden.

### **Bathroom**

5' 5" x 9' 3" (1.64m x 2.81m)

Three piece suite comprising of low flush WC, wash basin with storage unit and enclosed shower cubicle. UPVC double glazed opaque window to the rear elevation, heated towel rail, laminate flooring, flushed ceiling spotlights and storage cupboard.







### **GARDEN**

Wrap around corner plot garden with driveway, gravelled area with plant border to the front, artificial lawn to the side with additional driveway for off road parking.

### **REAR GARDEN**

Enclosed garden to the rear with side gate access, artificial lawn and patio area. Wooden shed for storage.

### **GARAGE**

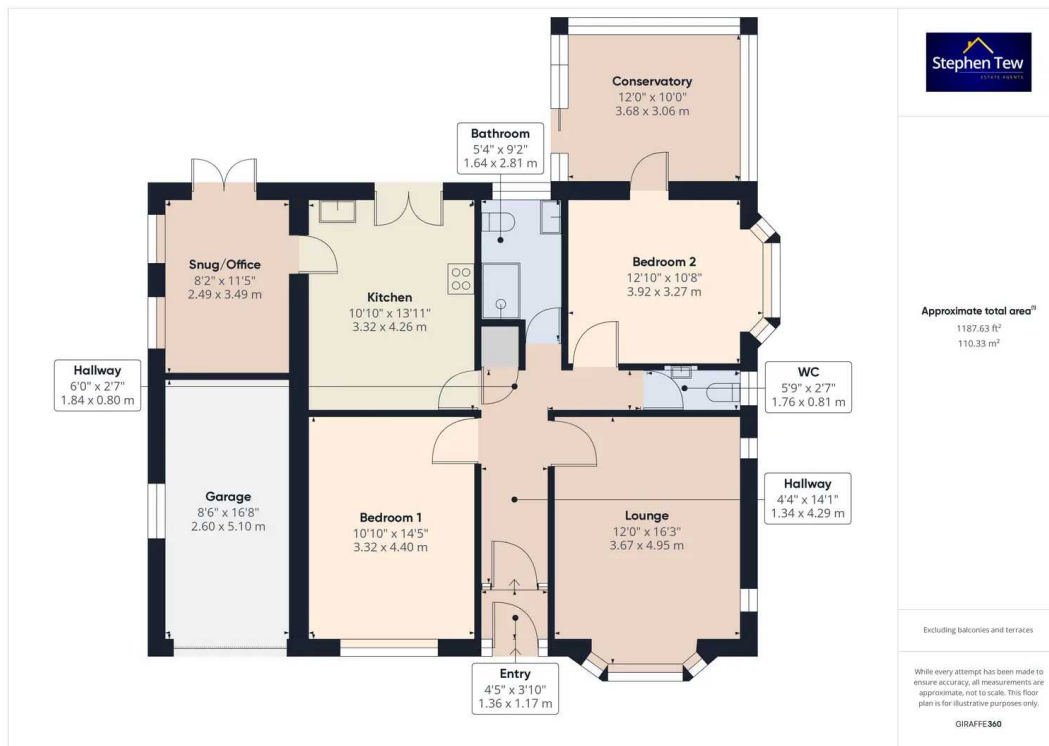
Single Garage

### **OFF STREET**

2 Parking Spaces

Off road parking for 2 cars.







## Stephen Tew Estate Agents

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