



Lytham
Estate Agents

Applecross, Islay Road
Lytham | FY8 4AD

Applecross

This luxurious modern detached family home is set in a quiet, secluded and highly desirable location, boasting a glorious large private south facing rear garden. Accessed via electric gated drive, the ground floor briefly comprises: reception hallway, stunning breakfast kitchen leading to a light and spacious open plan entertaining and dining area, sitting room opening onto the terrace, snug, study, utility room, WC, two ground floor bedrooms with en-suites and separate family shower room. Whilst the first floor comprises: master bedroom suite with high specification en-suite/dressing room, large balcony and further bedroom suites incorporating large double bedroom, en-suite and study/guest room. Externally, the property offers ample off road parking leading to the integral double garage at the front, and the beautiful rear garden provides a great space for entertaining guests, with its terrace, coy carp pond, large lawn and summer house. Viewings strictly by appointment.





Lytham
Estate Agents

Entrance Hall

Wooden exterior door with double glazed panel and surrounding windows. Further UPVC double glazed window to the front. Wooden turned staircase with glass and wooden balustrade and inset lighting, leading to the first floor. Small under stairs cupboard, coving, spot lighting, contemporary radiator and laminate flooring. Doors leading to the following rooms:

Breakfast Kitchen

UPVC double glazed windows to the front. Range of contrasting units incorporating granite work surfaces and matching island with breakfast bar. Undermount stainless steel 1 ½ bowl sink with mixer tap and additional single bowl sink with mixer tap. Integrated appliances include: Bosch five ring gas hob with matching extractor above, double oven/grill, microwave, dishwasher, Siemens American style fridge freezer and wine cooler. Spot lighting, coving, slate tiled flooring and radiator. Door to integral Garage. Open plan to:

Entertaining And Dining Area

UPVC double glazed doors and windows to the side, leading out to the decked patio area. Further UPVC double glazed windows to the rear. UPVC double glazed sky lantern, affording ample natural light. Slate tiled flooring, radiator, coving, underfloor heating, TV aerial point and wall lights. Double doors lead to:

Sitting Room

UPVC double glazed doors and windows to the rear, leading out to the decked patio area. Remote controlled contemporary living flame fire. Laminate flooring, coving, spot lighting, TV aerial point, wall lights and radiator.

Snug

UPVC double glazed sliding patio door to the rear, leading out to the decked patio area. Laminate flooring, coving, spot lighting, radiator and TV aerial point.

Bedroom Three

UPVC double glazed sliding patio door to the rear, leading out to the decked patio area. Range of fitted black gloss furniture incorporating wardrobes, dressing table, headboard, drawers, bedside units and mirrors with inset lighting. Coving, spot lighting, contemporary vertical radiator and TV aerial point. Door to:

En-Suite

UPVC double glazed obscure windows to the side and rear. Four piece white suite, comprising: freestanding bath with separate chrome mixer tap; walk-in shower enclosure with glass screens, wall mounted chrome controls, overhead rain shower and handheld shower attachment on riser

rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Dressing area with range of fitted black gloss wardrobes. Tiled splash backs, laminate flooring, ladder style towel radiators, laminate flooring and spot lighting.

Bedroom Four

UPVC double glazed window to the front. Range of fitted furniture including wardrobes, dressing table, headboard, drawers, bedside units and mirrors with inset lighting. Coving, ceiling light, radiator, laminate flooring and TV aerial point. Door to:

En-Suite

UPVC double glazed obscure window to the side. Three piece white suite, comprising: Tiled panelled small bath with chrome mixer tap, wall mounted electric shower, bi-folding glass screen and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, tiled flooring, part tiled walls, veiling light and wall mounted illuminated mirror.

Study

UPVC double glazed window to the front. Ceiling light, radiator and laminate flooring.





Shower Room

UPVC double glazed obscure window to the front. Three piece suite, comprising: walk-in shower enclosure with glass screen, wall mounted chrome controls and overhead rain shower; contemporary pedestal wash hand basin with tall chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, spot lighting, wall mounted mirror and contemporary chrome towel radiator.

Integral Double Garage

Accessed via door from the kitchen. Electric up and over door to the front. UPVC double glazed window to the side. Power and lighting. Range of fitted units. Door to:

Utility Room

UPVC double glazed door and window to the side. Range of fitted units incorporating laminate work surfaces and inset 1 ½ bowl sink and drainer with chrome mixer tap. Cupboards housing Worcester boilers and hot water cylinders. Space and plumbing for washing machine and tumble dryer. Slate tiled flooring, underfloor heating, Sheila maid and ceiling lights. Door to:

Rear Cloakroom

Slate tiled flooring and ceiling light. Door to:

WC

UPVC double glazed obscure window to the rear. Two piece white suite, comprising: pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Chrome ladder style towel radiator, tiled splash backs, slate tiled flooring, extractor fan and ceiling light.

First Floor Landing

UPVC double glazed window to the front and sliding patio doors to the rear, leading out to the balcony. Chandelier ceiling light, spot lighting and range of mirrored fitted wardrobes/storage cupboards. Doors leading to Master Bedroom and Bedroom Two.

Balcony

Decked balcony with glass balustrade overlooking the large rear garden. Spot lighting, glass canopy, wall mounted heater and external power point.

Master Bedroom

UPVC double glazed window to the rear. UPVC double glazed door leading to the balcony. Range of fitted black gloss furniture incorporating wardrobes, eaves storage, dressing table with mirror and hidden TV. Spot lighting and Daikin air conditioning unit. Door to:

En-Suite

UPVC double glazed windows and obscure windows to the front, rear and side. Six piece suite comprising: Recessed two person Jacuzzi bath with massaging jets, handheld shower attachment and wall mounted TV; walk in shower area with wall mounted chrome controls, overhead rain shower and body massaging jets; vanity unit with inset his and hers wash hand basins and chrome mixer taps; bidet with chrome mixer tap; and WC with push button flush and concealed cistern. Two contemporary chrome towel radiators, tiled flooring and splash backs, spot lighting, three extractor fans, wall mounted mirrors and Daikin air conditioning unit. Dressing area with range of fitted black gloss wardrobes and drawers.

Bedroom Two

UPVC double glazed windows to the front and rear. Range of fitted furniture incorporating wardrobes, drawers, dressing table, headboard and bedside units. Spot lighting, wall mounted mirror, TV aerial point and Daikin air conditioning unit. Door to Lounge/Study. Further door to:



En-Suite

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: panelled small bath with chrome mixer tap, wall mounted chrome controls, bi-folding glass screen and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ceiling light, extractor fan and chrome ladder style towel radiator.

Bedroom Two Lounge/Study

Currently used as a guest bedroom, this room would be ideal as a study or lounge to Bedroom Two. UPVC double glazed windows to the front and rear. Range of fitted furniture incorporating wardrobes, headboard, drawers, dressing table/desk and bedside units. Spot lighting, TV aerial point and Daikin air conditioning unit.

External

To the front, large double gates open onto a paved and stone chipped driveway with ample off road parking, leading to the integral double garage. Raised planted borders host a variety of plants and shrubs.

To the rear, a large garden is mostly laid to lawn with a variety of bordering plants, trees, shrubs and rockery, affording privacy to the garden. A feature large decked area is ideal for entertaining, featuring a coy carp pond with water feature, inset lighting, wall mounted heaters and awning above. Paved paths leading down both sides of the property, giving access to the front garden. Paved patio area, wooden summer house including power and lighting, two storage sheds, external power, lighting and water tap.

Additional Information

Tenure -

Council Tax Band - G

EPC Results

Current Energy Efficiency Rating - D (66)

Potential Energy Efficiency Rating - C (74)

Current Environmental Impact Rating - D (56)

Potential Environmental Impact Rating - D (65)



Lytham
Estate Agents

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



Lytham
Estate Agents



Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk