



Lytham
Estate Agents

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16 Sharples Drive, Wrea Green, PR4 2EL

£379,950

This Fantastic Four Bedroom Detached Family Home Is Ideally Located On A Quiet Cul-De-Sac In The Picturesque Village Of Wrea Green. The Property Has Been Tastefully Appointed Throughout, Briefly Comprising: Entrance Hallway, Ground Floor WC, Lounge, Open Plan Living Dining Room, Breakfast Kitchen, Utility Room, Master Bedroom With En-Suite, Three Further Bedrooms, Family Bathroom, Attractive South Facing Rear Garden, Integral Single Garage And Off Road Parking.



Entrance Hallway

Composite front door with obscure double glazed panel. Staircase leading to the first floor. Wood flooring, ceiling light and coving. Doors leading to the following rooms:

Ground Floor WC

UPVC double glazed obscure window to the front. Two piece white suite, comprising: corner pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Wood flooring, tiled splashbacks, radiator, ceiling light and wall mounted consumer unit.

Lounge /Playroom/Bedroom Five



UPVC double glazed bay window to the front. TV aerial point, radiator, coving and spot lighting.

Open Plan Living Dining Room



UPVC double glazed French doors to the rear and full length windows to the side. Velux skylight windows. TV aerial point, spot lighting, coving, wood flooring to dining area, contemporary ceiling light, wall lights and radiator.

Breakfast Kitchen



UPVC double glazed window to the rear. Range of fitted wall and base units incorporating solid wood work surfaces, breakfast bar and inset 1 ½ bowl composite sink and drainer with flexi mixer tap. Integrated Electrolux appliances include: double oven/grill, five ring gas hob with extractor above, fridge freezer, single fridge, single freezer and dishwasher. Range of cupboards with power sockets providing the ideal space for housing further small appliances. Wood flooring, tiled splash backs, spot lighting, useful under stairs storage cupboard/pantry, TV aerial point and radiator. Door to Garage.

Utility Room

UPVC double glazed obscure door to the rear. Range of matching wall and base units with solid wood work surface and inset single bowl composite sink and drainer with flexi mixer tap. Space and plumbing for washing machine and tumble dryer. Cupboard housing Ideal Logic combi boiler. Wood flooring, radiator, ceiling light and Envirovent extractor.

First Floor Landing

Aforementioned staircase from the ground floor. Ceiling light, useful airing cupboard housing hot water cylinder and loft access hatch with pull down ladder leading to the boarded and insulated loft space housing Airflow system. Doors lead to the following rooms:

Bedroom One



UPVC double glazed window to the front. Range of fitted wardrobes, radiator, TV aerial point and ceiling light. Door to:

En-Suite



UPVC double glazed obscure window to the front. Three piece white suite, comprising: step-in shower enclosure with glass screen and sliding door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Part tiled walls, luxury vinyl flooring, chrome ladder style towel radiator, wall mounted mirrored vanity cabinet and ceiling light.

Bedroom Two



UPVC double glazed window to the front. Radiator and ceiling light.

Bedroom Three



UPVC double glazed window to the rear. Radiator and ceiling light.

Bedroom Four



UPVC double glazed window to the rear. Radiator, TV aerial point and ceiling light.

Family Bathroom



UPVC double glazed obscure window to the rear. Four piece white suite, comprising: panelled bath with chrome mixer tap; step-in shower with glass screen door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Luxury vinyl flooring and chrome ladder style towel radiator.

Garage

Integral single garage with up and over door to the front. Strip lighting, power and storage space.



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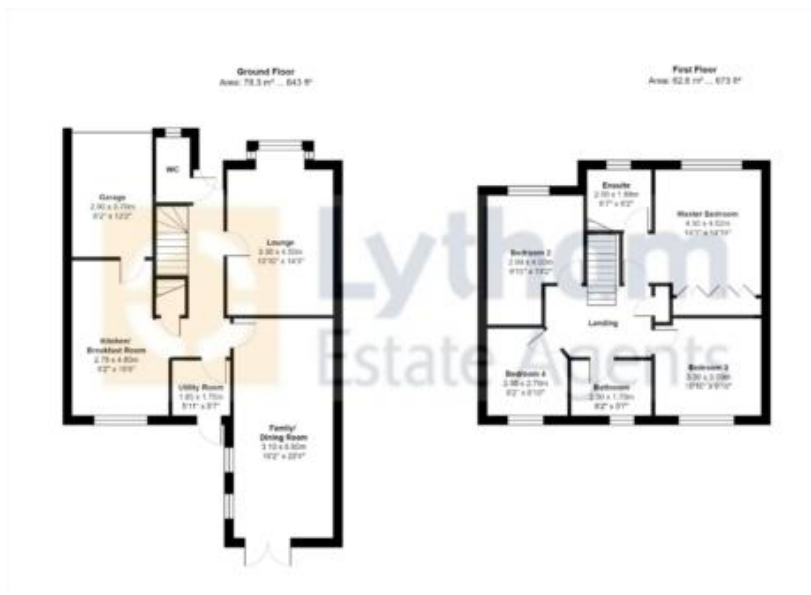
External



To the front, a tarmac driveway provides parking for multiple cars and leads to the integral garage. There is also an attractive lawned area to one side with a variety of plants and shrubs.

To the rear, the south facing garden is mostly laid to lawn with a paved patio area and a well-stocked borders hosting a variety of plants, trees and shrubs. Path down one side of the property with wooden gate leading to the front. To the other side, the path leads to a lean-to storage area. External power, lighting and water tap.

Floor Plans



Additional Information

Tenure - Freehold

Council Tax Band - E

EPC Results

Current Energy Efficiency Rating - B (83)

Potential Energy Efficiency Rating - A (93)

Current Environmental Impact Rating - B (83)

Potential Environmental Impact Rating - A (93)

Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.



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