



ESTATE AGENTS • VALUER • AUCTIONEERS



31 Bentley Drive St Georges Park,

- Modern Detached Family House
- Superbly Appointed Throughout
- Entrance Hall & Cloaks/WC
- Two Reception Rooms
- Large Rear Conservatory
- Breakfast Kitchen & Utility
- Four Bedrooms
- En Suite Shower/WC & Shower Room/WC
- Gas Ch & Double Glazing
- Landscaped Gardens & Garage

£298,950

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



www.johnardern.com

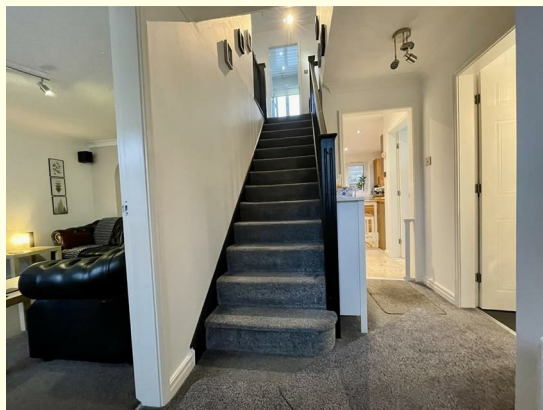


31 Bentley Drive St Georges Park, Kirkham

GROUND FLOOR

ENTRANCE HALL

10'3 x 6'6



Approached through a composite outer door fitted with five lever security, upper leaded and double glazed obscure panel. Corniced ceiling. Double panel radiator. Fitted shoe rack. Staircase with ebony spindled balustrade leads off to the first floor.

CLOAKS/WC

5'8 x 3'



Slate tiled floor and floor to ceiling ceramic wall tiles. Modern two piece white suite comprises: pedestal wash hand basin with chrome Hansgrohe mixer tap. Low level WC. Chrome heated ladder towel rail. Obscure opening double glazed outer window.

LOUNGE

15'2 x 11'2



Nicely proportioned and tastefully appointed principal reception room. Double glazed picture window with two side opening lights enjoys an elevated front view. Panel radiator. Wall mounted gas living flame fire. Corniced ceiling. Television aerial point. Satellite point. Telephone point. Centre arch gives additional access to:

DINING ROOM

10' x 9'9



Approached from both the kitchen and lounge. Single panel radiator. Matching corniced ceiling and wall decorations. Sliding double glazed patio doors with five lever security and perfect fit blinds lead to:

CONSERVATORY

24'3 x 11'6



Superb full width conservatory using double glazed climate controlled glass in roof and windows, allowing the room to be utilised all year round. Fitted carpet throughout. Double panel radiator. Fitted wall lights, TV and satellite points. Several electric sockets and telephone socket. Central double glazed opening doors with five lever security overlook and give access to the spacious secure garden.

BREAKFAST-KITCHEN

13'8 x 9'8



Superbly appointed and totally refitted family breakfast kitchen approached from both hall and dining room. Good range of Oak wall and floor mounted cupboards and drawers. Solid Ash wood block working surfaces and concealed downlighting. Porcelain 'Belfast' sink with offset chrome Hansgrohe mixer tap with pull out spray. Plumbing facilities for automatic dishwasher, under worktop space for fridge and freezer. Built in appliances comprise: Neff automatic fan assisted double oven. Bosch five ring gas hob in stainless steel surround and matching Bosch illuminated

extractor canopy above. Double panel radiator. Windows overlook the side elevation and look through into the large sun lounge. Ceiling halogen downlights. Travertine (marble) floor and part wall ceramic tiles. Very useful under stair store cupboard. TV and satellite points. Door leads to:

UTILITY ROOM

6'2 x 4'9



Separate utility room with matching Travertine (marble) floor and part wall ceramic tiles. Range of wall and floor mounted matching oak cupboards. Turned laminate working surfaces and inset Blanco single drainer stainless steel sink unit. Plumbing facilities for automatic washing machine, under worktop space for tumble dryer. Worcester Bosch Greenstar Combi gas central heating boiler. Panel radiator. Composite outer door with upper double glazed obscure glass panel including five lever security.

FIRST FLOOR

Approached from the previously described staircase leading to the central landing.

LANDING

9'6 x 7'5

Matching spindled balustrade. Access to the part boarded, fully insulated loft with light and electric socket via a folding ladder. Useful storage/airing cupboard with panel radiator.

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BEDROOM SUITE ONE

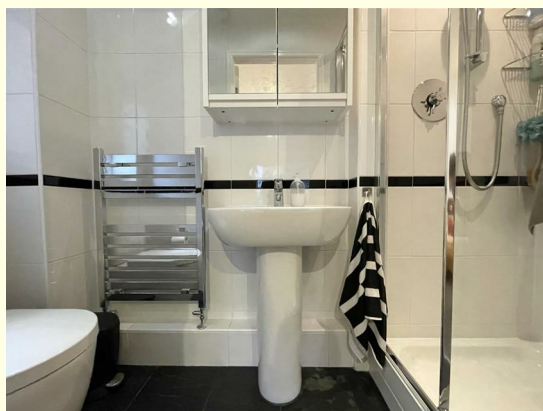
12'4 x 11'3 plus wardrobes



Spacious principal double bedroom. Double glazed picture window enjoys a delightful aspect looking down the close with mature trees in the back ground. Two side opening lights. Panel radiator. Fitted wardrobes across one wall with sliding doors and wardrobe lifts. TV point

EN SUITE SHOWER ROOM/WC

8'2 into shower x 3'3



Slate tiled floor and floor to ceiling ceramic wall tiles. Step in shower compartment with plumbed Triton mixer shower, Hansgrohe showerhead and pivoting outer door. Pedestal wash hand basin with chrome Hansgrohe mixer tap and mirror fronted medicine cabinet with shaver point above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed opening outer window. Panelled ceiling with halogen downlights and extractor fan.

BEDROOM TWO

13'3 max x 8'9 plus wardrobes



Second double bedroom with double glazed window with two side opening lights enjoys views looking over the front elevation. Panel radiator. Fitted wardrobe across one wall with sliding doors and wardrobe lift. Television aerial point

BEDROOM THREE

9'3 x 8'



Pleasantly appointed third bedroom with double glazed window with side opening light overlooks the rear garden. Panel radiator. Fixture wall cupboard.

BEDROOM FOUR

9'6 x 7'9



Fourth larger than average single bedroom with double glazed window with side opening light overlooks the rear garden. Panel radiator. TV, Satellite and phone points.

SHOWER ROOM/WC

7'9 x 5'2



Slate tiled floor and floor to ceiling ceramic wall tiles. Step in shower compartment with an offset plumbed Intra mixer shower, Hansgrohe Raindance showerhead and sliding outer doors. Vanity wash hand basin set in a laminate surround with Hansgrohe chrome mixer tap and mirror fronted medicine cabinet above with shaver point, cupboards beneath and tall cupboard to the right hand side. Adjoining semi concealed low level WC. Chrome heated ladder towel rail. Obscure double glazed outer window with side opening light. Panelled ceiling with halogen downlights and extractor fan.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester Bosch Greenstar combi boiler (2yrs old) serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

The property enjoys double glazed throughout, this has been completely refitted/upgraded by the current owners.

OUTSIDE



The front of the property has been landscaped for ease of maintenance with Westmorland slate and block paved pathways and having a double driveway which approaches the attached single brick garage. There is a light adjacent to the front door and mains sensor lights on the external garage wall. A timber side gate provides additional access to the rear garden.

To the immediate rear there is a super larger than average secure garden laid with central artificial grass lawn with well stocked side shrub and flower borders and having rear raised timber split level floor. The garden enjoys a sunny aspect throughout the day. The paths to the left and right elevations and from the conservatory to the lawn are laid with Cotswold stone paving. There are several solar powered LED sensor lights around the garden and along the Conservatory roof, double waterproof power socket outside the conservatory. To the side elevation are mains LED lights with switch in the Utility Room. Outside water tap and single waterproof power point. Garden shed

GARAGE

16'5 x 7'8

Attached brick constructed garage with electrically operated up & over door and side uPVC personal door with upper obscure double glazed panel including five lever security. Power and light supplies connected.

SECURITY

The property has an alarm system fitted.

LOCATION

This extremely well planned and appointed detached family home is situated on the ever popular development known as St Georges Park, constructed in 1999 by Redrow Homes and has been occupied by the same family for the last 9 years. The property enjoys an excellent position looking down the close and has been the subject of significant modernisation and improvement by the current owners. The property is conveniently situated close to Kirkham town centre and there are a number of primary and secondary schools, including Kirkham Grammar

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School, within just a few minutes travelling distance. Access to the M55 motorway access is very close by with its links to the M6 motorway. Lytham and St Annes town centres are also within an easy 10 minute drive.

Note: All fitted carpets, blinds, curtains and light fittings are included in the asking price.

An internal and external inspection is strongly advised to appreciate the well maintained spacious accommodation.

TENURE/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band E

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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.

VIEWING THE PROPERTY

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PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared November 2020



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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