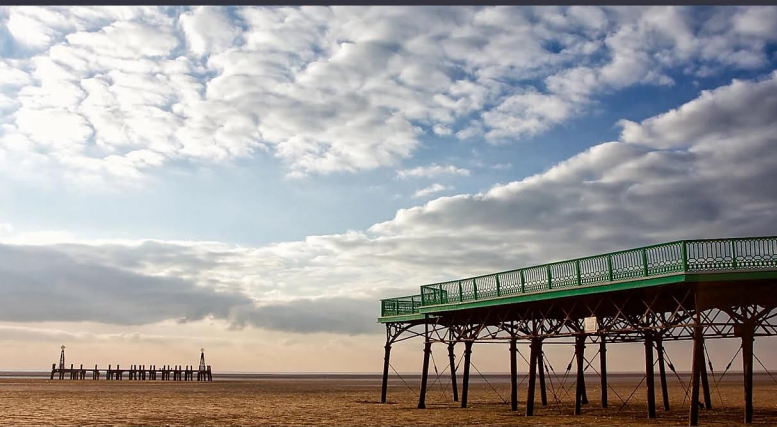


urbanstarhomes



22 Forest Drive, Lytham, FY8 4QF
£365,000



A BEAUTIFULLY RESTORED PROPERTY IN A PRIME LOCATION

Whether you are starting a young family or planning retirement, Lytham is considered to be one of the nicest places in the UK to live, with a vibrant town full of activity and things to do all year round. Lytham is perfectly located to enjoy walks along the coast, pop into the town centre for a bite to eat at one of the many excellent cafes and restaurants, and is a short distance from St Anne's and Blackpool town centres with their many attractions.

This fabulous 4 bedroom detached family home (and spacious garden-building), offers contemporary, open-plan living space and is immaculately presented throughout, having just undergone a complete renovation by Urban Start Homes.

It is situated in a superb, much sought after location, close to Lytham town centre with all its fantastic amenities, walking distance to Lytham green and promenade, and on the doorstep of the highly regarded Lytham Hall Park Primary school.

Internally the property has been refurbished and modernised to an exquisite standard, freshly decorated with Farrow & Ball colours and carpeted throughout, brushed stainless steel light switches and sockets give the property a premium feel, with newly installed bathroom suites and a stunning contemporary fitted kitchen with Quartz Carrara worktops and Bosch appliances.

A bright and airy conservatory overlooks a good sized South facing mature garden and the property has the added bonus of a substantial garden building, which would be ideal for a multitude of uses such as; a home office, music studio, gym or playroom. The house benefits from off-street parking for two cars and a single integrated garage.



DESIGN PHILOSOPHY

22 Forest Drive has given us an opportunity to breath new life into a dated detached property. These type of houses, constructed by Costain in the 60's, were well made and have stood up to the rigours of the Fylde Coast weather, but sadly this house had not benefited from cosmetic improvement over the years.

Our approach to this property has been a little different to previous projects, in that we have sought to be kinder to the environment, with our attitude towards waste and redevelopment. We have tried, wherever possible, to think of ways to improve the house without resorting to simply ripping out and replacing. By thoughtfully restoring and updating existing fittings, such as radiators and window frames for example, we have been able to avoid some of the needless waste associated with property development. Coupled with existing 'green' features, such as solar panels, cavity wall insulation and the latest energy efficient appliances and fittings, make this property an attractive choice for those looking for a greener housing option.





Ground Floor -

Entrance Porch - 2.95m x 0.99m (9'8 x 3'3) - Approached through a double glazed outer door. Matching windows to the side with two top opening lights. Additional side double glazed window. Premium vinyl floor. LED motion activated wall light. Inner part obscure glazed door with matching side panels leads to:

Hallway - 5.05m x 1.91m (16'7 x 6'3) - Spacious entrance hallway. Single panel anthracite radiator. Corniced ceiling and newly carpeted floor. Useful built in store cupboard with shelving. Telephone point. Staircase with ranch style balustrade leads to the first floor. Understairs cloaks store with light. Modern glazed doors lead off



Cloaks/Wc - 2.36m x 0.84m (7'9 x 2'9) - UPVC obscure double glazed outer window. White low level WC. Wash hand basin with splash back tiling and mirror. Single panel radiator.

Lounge/Dining Room - 6.55m x 4.62m max (21'6 x 15'2 max) - (max L shaped measurements) Spacious principal through reception room approached through a modern part glazed door from the hallway. UPVC double glazed picture window enjoys an outlook to the front elevation. Two side opening lights. Corniced ceiling. Double panel radiator. Television aerial points. Number of LED wall and ceiling lights. Additional single panel radiator. Double glazed sliding patio doors overlook and give direct access to:



Conservatory - 4.42m x 2.26m (14'6 x 7'5) - Well proportioned brick based conservatory with a glazed pitched ceiling and overhead light. UPVC double glazed windows with fitted roller blinds overlook the superb rear garden. Number of top opening lights. Double opening French doors give direct garden access. Premium vinyl oak effect flooring.

Kitchen 4.0m x 2.51m (11'2 x 8'3) - To the side of the dining room, a stunning contemporary Second Nature fitted kitchen in matte painted Dove Grey, a mixture of handleless soft close pan drawers with integrated cutlery drawers and cupboards. Quartz Carrara Worktop with breakfast bar and matching upstands. Undermounted one & half bowl stainless steel sink with modern white and chrome mixer tap. Built in appliances comprise of: Bosch four ring induction hob with an illuminated Bosch integrated extractor hood above. Bosch electric oven and grill with matching microwave oven above. Bosch integrated dishwasher with matching cupboard front. Integrated fridge freezer and washing machine. Inset LED ceiling spot lights and white feature pendant lights over breakfast bar. Premium vinyl oak effect flooring. Outer door with inset obscure double glazed panel gives access to the side and rear of the property.



First Floor -

First Floor Landing - Approached from the previously described staircase with matching ranch style balustrade, LED ceiling downlights. Modern white panelled doors lead off.

Bedroom One - 3.45m x 3.00m (11'4 x 9'10) - Master double bedroom with a double glazed window also enjoying a front aspect view along Forest Drive. Two side opening lights. Single panel radiator. Modern folding doors to en-suite;

En-suite - 2.4m x 0.8m (8' x 2'8') - Fabulous contemporary en-suite shower room comprising of square shower cubicle, wash basin and hidden cistern toilet. All complemented with on trend matte black taps and accessories. Wall mirror above cistern housing and matte black towel radiator. LED downlights and feature LED strip nightlight.

Bedroom Two - 3.71m x 3.45m (12'2 x 11'4) - Double bedroom. UPVC double glazed window to the front elevation. Two side opening lights. Single panel radiator. Built in wardrobe with hanging rail, storage above and modern folding white doors.

Bedroom Three - 3.18m max x 2.79m (10'5 max x 9'2) - (max L shaped measurements) UPVC double glazed window overlooks the rear of the property. Side opening light. Single panel radiator.

Bedroom Four - 2.57m x 2.54m (8'5 x 8'4) - Fourth larger than average bedroom. UPVC double glazed window overlooks the rear south facing aspect. Side opening light. Single panel radiator.

Bathroom/Wc - 2.26m x 1.65m (7'5 x 5'5) - A lovely modern, fresh and luxurious family bathroom comprising of a three piece suite: White shower/bath with grey shaker panelling, full length mirror above and glass shower screen. Pedestal wash hand basin with chrome mixer tap and low level WC. Walls partly tiled with Carrara tiles. Single panel anthracite radiator.





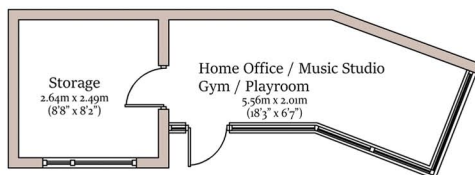
Outside - To the front of the property is an open plan garden laid for ease of maintenance with attractive artificial grass. Low level wall and well stocked flower and shrub borders. Flagged pathway leads to the front door. A driveway provides off road parking for two vehicles and leads directly to the garage. Side timber gate gives access to the rear of the property.

To the immediate rear is a superb enclosed garden enjoying a sunny south facing aspect. The garden has been laid with artificial grass for ease of maintenance. Flagged patio area adjoins the conservatory and further crazy paved pathways and rear patio. Curved flower and shrub borders, well stocked with a number of mature plants and feature bamboo. Well stocked rockeries. External security LED lighting. Garden tap.

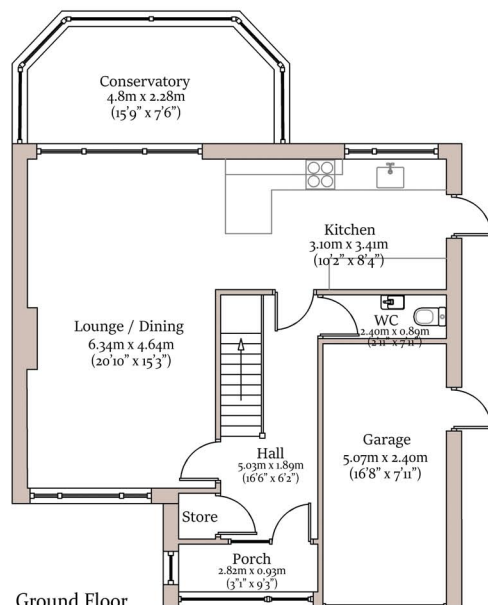
Garden Building - 5.56m x 2.01m (18'3 x 6'7) - A major selling point of this property, a very useful and spacious two roomed brick building situated at the rear of the garden, suitable for a wide variety of uses, such as; home office, gym, playroom, artist studio, music studio or workshop. Approached through a UPVC double glazed door, UPVC double glazed windows provide excellent natural light. Water supply. Opening windows. Leading to:

Garden Storeroom - 2.64m x 2.49m (8'8 x 8'2) - A second garden room, ideal for plenty of storage, includes a UPVC double glazed window with centre opening light.

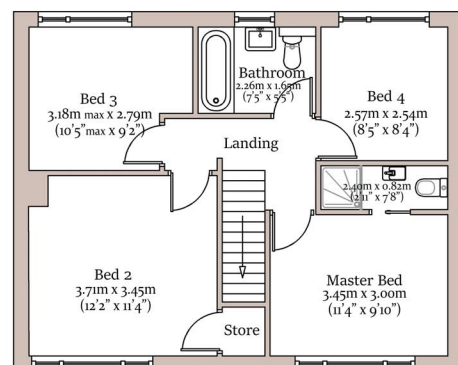
Garage - 5.23m x 2.54m max (17'2 x 8'4 max) - Approached through a remote controlled electric up and over roller door. Rear UPVC personal door with inset double glazed panel leads to the side and rear of the property. Garden tap. Power and motion sensor LED light. Gas and electric meters together with a wall mounted solar panel control box. Brand new high efficiency combo boiler with magnetic cleaner. Plumbing for automatic washing machine.



Garden Building



Ground Floor



1st Floor

Central Heating - The property enjoys the benefit of a brand new, energy efficient Ideal gas fired central heating combi boiler, which is Gas Safe certified and has a 5 year warranty, serving panel radiators and giving instantaneous domestic hot water. This is controlled by a NEST smart thermostat which can be controlled by an App via WiFi.

Electrics - The electrics in the property have been completely rewired and updated, and have a 10 year NIC EIC backed guarantee. The visible plug sockets and light switches are all brushed stainless steel and lights are energy efficient LED.

Double Glazing - Where previously described the windows have been DOUBLE GLAZED, and the front rooms of the property have brand new glazing panels.

Solar Panels - The property has solar panels which were professionally installed to the roof at the rear of the property and these are paired to a Feed in Tariff, whereby additional energy which is not used by the property receives an income from the energy company.

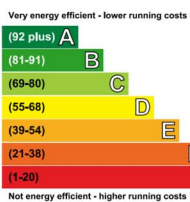
Tenure Freehold/Council Tax - The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band E

Location - This four bedroomed detached family home was originally constructed in the early 1970s by Richard Costain Ltd on this popular development known as 'Lytham Hall Park' being within a short walk to Lytham Hall Park Primary School and close to Fairhaven Golf Club. There are transport services running along Forest Drive leading directly into Lytham, Ansdell or St Annes. Lytham centre with its comprehensive shopping facilities is also within approx a 15 minute walk from the property. An internal inspection is strongly recommended to fully appreciate the high standard to which this house has been finished. NO ONWARD CHAIN

To arrange a viewing either call; **07968 353 989** or find us on **Rightmove - Zoopla**

www.urbanstart.co.uk

Energy Efficiency Rating



Current	Potential
91	94

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



SCAN ME

