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**251 Clifton Drive South, Lytham St Annes, Lancashire FY8
1HW**

£610,000

Spacious Five-Bedroom Detached Family Home in a Prime Location



Entrance Vestibule

UPVC double glazed obscure leaded and stained glass external door and surrounding windows, to the side. Original mosaic tiled floor, radiator, ceiling light. Wooden door with obscure glazed leaded stained glass panel, and surrounding windows, leads to:

Dining Hall 26'8" x 26'1" (8.13m x 7.95m)

This spacious hallway has magnificent UPVC double glazed leaded stained glass bay window to the side. Turned staircase leading to the first floor. Attractive arched brick fireplace housing an open fire. Panelled ceiling with beams, dado rail, radiator, high skirting, ceiling lights and wood flooring. Doors leading to the following rooms:

Principal Lounge 21'4" x 15'11" (6.50m x 4.85m)

This elegant room has a walk-in UPVC double glazed bay window to the front, with obscure stained glass leaded window panels above. Feature decorative fireplace with stone tiled hearth and an open fire. Matching stained glass inglenook windows to each side of the fireplace. Radiators, picture rail, period mouldings to the ceiling, TV aerial point, high skirting, carpeted flooring, and ceiling and wall lights.

Second Sitting Room 16'3" x 20'2" (4.95m x 6.14m)

Bright airy room with a large square UPVC double glazed bay window to the front, with obscure stained glass leaded window panels above. Feature fireplace with stone tiled hearth and inset gas fire (capped off). Matching stained glass inglenook windows to each side of the fireplace. Hardwood flooring, period moulding to the ceiling, high skirting, picture rail, radiators, TV aerial point, and ceiling and wall lights.

WC/Cloakroom 7'8" x 5'9" (2.34m x 1.76m)

UPVC double glazed obscure window to the side. Two piece suite in white comprising: vanity unit with inset wash hand basin and chrome mixer tap and WC with concealed cistern and push button flush. Radiator, tiled flooring, and ceiling light.

Breakfast Kitchen 17'5" x 15' (5.31m x 4.57m)

UPVC double glazed windows to the rear. Further UPVC double glazed obscure window to the side. Superb range of 'Chichester' cream wall and base units with wood effect laminate work surfaces incorporating 1 ½ bowl sink and drainer with mixer tap. Integrated fridge freezer, dishwasher and gas Range cooker with built-in extractor above. Tiled flooring and splash backs, radiator, coving, spot lighting, and under stairs door gives access to the spacious cellar with power and lighting. Door to:

Study 10'1" x 11'9" (3.07m x 3.58m)

UPVC double glazed obscure window and obscure external door to the rear. Carpeted flooring, ceiling light, radiator and dado rail. Door to:

Utility Room 10'11" x 5'10" (3.33m x 1.78m)

UPVC double glazed obscure window to the rear. Range of base units with wood effect laminate work surfaces and inset single bowl stainless steel sink with mixer tap. Space and plumbing for washing machine, tumble dryer and fridge freezer. Tiled splash backs, vinyl tiled flooring, ceiling lights and wall mounted Worcester boiler.

First Floor Landing 7.5m x 2.68m (24'7" x 8'9") measured to widest points

Aforementioned staircase from the ground floor. Large linen cupboard and smaller cupboard. Loft access hatch, dado rail, coving, ceiling light and carpeted flooring. Doors leading to the following rooms:

Master Bedroom 22'4" x 13'6" (6.81m x 4.11m)

UPVC double glazed bay window to the front, with obscure stained glass leaded window panels above and window seat beneath. Range of fitted wardrobes, radiators, ceiling light and carpeted flooring. Door to:

En-Suite 9'2" x 5'11" (2.8m x 1.8m)

UPVC obscure double glazed window to the side. Three piece suite comprising: 'Wet Room' style walk-in shower area with wall mounted controls, hand held shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted mirror, chrome ladder style towel radiator, and spot lighting.

Bedroom Two 18'8" x 13'7 (5.69m x 4.14m)

UPVC double glazed windows to the front, with obscure stained glass leaded window panels above. Range of fitted wardrobes, radiator, ceiling lights, picture rail, high skirting and carpeted flooring. Door to:

En-Suite 6'8" x 5' (2.03m x 1.53m)

UPVC double glazed obscure window to the side. Three piece suite comprising: step-in corner shower enclosure with glass sliding doors, wall mounted controls, hand held shower attachment on riser rail and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted illuminated mirror, chrome ladder style towel radiator, spot lighting, and extractor fan.

Bedroom Three 16'5" x 11'1" (5.00m x 3.38m)

UPVC double glazed windows to the rear. Fitted wardrobes and dressing table. Dado rail, coving, radiator, ceiling light and carpeted flooring. Door to:

En-Suite 6'8" x 6'2" (2.03m x 1.87m) measured to widest points

Three piece suite comprising: step-in corner shower enclosure with glass sliding doors, wall mounted shower controls, handheld shower attachment on riser rail, and overhead rain shower; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, wall mounted mirror, chrome ladder style towel radiator, spot lighting and extractor fan.

Bedroom Four 15'3" x 14'5" (4.65m x 4.39m)

UPVC double glazed bay window to the side, with obscure stained glass leaded window panels above. Radiator, coving, ceiling light, TV aerial point, and carpeted flooring.

Bedroom Five 11'3" x 8'1" (3.43m x 2.46m)

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

Family Bathroom 9'11" x 8' (3.02m x 2.44m) to the widest point

UPVC double glazed obscure window to the rear. Five piece white suite comprising: freestanding bath with chrome mixer tap and handheld shower attachment; walk-in shower area with glass screen, wall mounted controls with body jets, handheld shower attachment on riser rail, and shelf; wall mounted wooden countertop with inset twin wash hand basins and chrome mixer taps; WC with push button flush. Tiled walls and flooring, chrome ladder style towel radiator, spot lighting, extractor fan and twin mirrors.

External

The large front garden is mainly laid to lawn with bordering flowers, shrubs, trees and paths leading round the front of the property.

The rear garden has a decked patio area adjacent to the house, the remainder is laid to lawn with established raised flowerbeds. A gate leads to the rear service road.

Double Garage

Accessed from the rear service road from an up and over door. Further door leads to the tandem garage. Power, lighting and water supplies.

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Floor Plans

