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**31 Regent Avenue, Lytham, Lancashire FY8 4AG**

**£2,350,000**

*An Exceptional Six Bedroom Detached Family Home in Lytham's Premier Location*



**Reception Hall**

Weru composite double glazed external double doors to the front, with adjacent windows, incorporating fitted blinds. Wall lights, spot lighting, Karndean flooring, under floor heating and sweeping marble staircase with wrought iron balustrade leading to the first floor. Doors leading to the following rooms:

**Study**

UPVC double glazed windows to the front and side, with integral blinds. Range of fitted furniture incorporating large connected desks, shelving, cupboards and drawers. Spot lighting, TV aerial point, under floor heating and carpeted flooring.

**Boot Room**

UPVC double glazed window to the side. Range of fitted wardrobes, bench seating, shelving, drawers and cupboards. Spot lighting, Karndean flooring and under floor heating.

**Lounge**

UPVC double glazed windows to the side and large sliding patio doors to the rear. Feature stone fireplace with recessed gas fire, fitted storage cupboards, carpeted flooring, ceiling lights, spot lighting, TV aerial point and under floor heating.

**WC**

Two piece Villeroy & Boch white suite, comprising: large fitted vanity unit with marble countertop, under mount wash hand basin and Hansgrohe mixer tap; and WC with concealed cistern and wall mounted dual push button flush. Karndean flooring, under floor heating, part panelled wall, feature marble splash back with large inset mirror and extractor fan.

**Open Plan Living Dining Kitchen**

Truly the hub of the home this versatile open plan space is ideal for family living or entertaining. Two sets of large double glazed sliding patio doors to the rear, flooding the room with natural light, whilst accompanied by a sky lantern with fitted blinds. The kitchen has been thoughtfully designed to include a range of fitted wall and base units, display cabinets, matching island with small inset sink, breakfast bar and marble work surfaces with further large under mount 1 ½ bowl sink with chrome mixer tap and Zip instant boiling and filtered water tap. Integrated Miele appliances include: twin wine coolers, dishwasher, induction hob with integral extractor, combi oven, two steam ovens, warming drawer, vacuum packer and coffee machine. Master refrigerator and freezer. Karndean flooring, under floor heating, spot lighting, ceiling lights and further fitted display/storage units. Useful control/store room. Door to dining room, with further door to:

**Utility Room**

UPVC double glazed external door to the side. Matching fully fitted units incorporating bench seat, marble work surfaces and splash backs, stainless steel sink with chrome mixer tap, Miele washing machine, Beko tumble dryer and Maytag fridge freezer. Karndean flooring, under floor heating, spot lighting and extractor fan.

**Dining Room**

Also accessed via glass double doors from the reception hall, providing a seamless flow of natural light throughout. UPVC double glazed French doors opening to the rear garden. Carpeted flooring, under floor heating, ceiling lights and attractive fitted display units and storage cupboards.

**Games Room**

UPVC double glazed window to the front with integral blinds. Wood flooring with under floor heating, feature media wall with recess for TV and sound bar/media box, corner bar area, spot lighting, extractor fan, fitted pool cue stand and fitted cupboards.

**First Floor Galleried Landing**

Aforementioned sweeping marble staircase from the ground floor, with wrought iron balustrade. Double glazed French doors and windows to the front opening to an attractive decked, stone balcony. Carpeted flooring, spot lighting, ceiling light, wall light, further staircase leading to the second floor, and under stairs storage cupboard. Doors leading to the following rooms:

**Family Bathroom**

UPVC double glazed obscure windows to the rear. Four piece luxury white suite, comprising: freestanding slipper bath with chrome mixer tap and handheld shower attachment; double shower enclosure with glass screen doors, wall mounted chrome controls, handheld shower attachment, twin overhead rain showers, tiled seating benches and steam room function; fitted vanity unit with marble work surface and inset wash hand basin with chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Marble tiled walls and flooring, under floor heating, built-in speaker, spot lighting, extractor fan, wall lighting, contemporary vertical towel radiator, and recessed shelving.

**Master Bedroom**

UPVC double glazed windows to the front and side, with integral blinds. Comprehensive range of fitted furniture incorporating wardrobes, dressing table, drawers, bedside units, large headboard and hidden TV area. Carpeted flooring, radiators, spot lighting, ceiling lights and wall lights. Door to:

**Dressing Room**

UPVC double glazed window to the side. Fully fitted range of wardrobes and drawers. Carpeted flooring, radiator, spot lighting and fitted mirrors. Door to:

**Ensuite**

UPVC double glazed obscure window to the side, with integrated blinds. Five piece white suite, comprising: contemporary ceramic bath with wall mounted chrome waterfall mixer tap; walk-in shower area with glass shower screen, wall mounted chrome controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset twin wash hand basins and wall mounted waterfall chrome mixer taps; WC with concealed cistern and wall mounted push button flush. Tiled walls and flooring, tiled recessed shelf, under floor heating, spot lighting, extractor fan, chrome ladder style towel radiators, and wall mounted twin illuminated mirrors.

**Bedroom Two**

UPVC double glazed windows to the front with integral blinds. Range of fitted furniture incorporating bedside units, cupboards and shelving. Carpeted flooring, spot lighting, ceiling light and radiator. Door to en-suite, further door to:

**Walk-in Wardrobe**

Range of fitted open wardrobes, shelving and drawers. Laminate flooring and spot lighting.

**Ensuite**

Three piece white suite, comprising: walk-in shower area with glass shower screen, wall mounted chrome controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset wash hand basin and wall mounted waterfall chrome mixer tap; WC with concealed cistern and wall mounted push button flush. Recessed shelf, fully tiled walls and flooring, under floor heating, chrome ladder style towel radiator, spot lighting, extractor fan and wall mounted illuminated mirror.

**Formal Dressing Room**

UPVC double glazed windows to the rear with integral blinds. Comprehensive range of fitted furniture incorporating shelving, mirrored wardrobes, drawers, central dresser and feature suspended mirror. Contemporary ceiling lights, spot lighting, carpeted flooring and radiator.

**Bedroom Three**

UPVC double glazed windows to the rear, with integral blinds. Carpeted flooring, spot lighting, radiator, ceiling light and TV aerial point. Door en-suite, further door to:

**Walk-in Wardrobe**

Range of fitted open wardrobes, shelving and drawers. Laminate flooring and spot lighting.

**Ensuite**

UPVC double glazed obscure window to the side. Three piece white suite, comprising: walk-in shower area with glass shower screen, wall mounted chrome controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset wash hand basin and wall mounted waterfall chrome mixer tap; WC with concealed cistern and wall mounted push button flush. Tiled walls and flooring, chrome ladder style towel radiator, under floor heating, wall mounted illuminated mirror, spot lighting and extractor fan.



# Floor Plans



TOTAL FLOOR AREA : 7512 sq.ft. (697.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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