



**3 Bonney Lane, Lytham St. Annes FY8 3UX**

**£469,950**

*Stunning Four-Bedroom Detached Home on the Sought-After 'Broadacre' Development*



### **Entrance Hall**

A welcoming entrance with Kardean flooring, a carpeted staircase leading to the first floor, radiator, and ceiling light fitting. The composite external front door opens into the space, with a door providing access to the under-stair WC.

### **Lounge**

A bright and spacious living area with front and side-facing UPVC double-glazed windows, carpeted flooring, a ceiling light fitting, radiator and a gas fire with stone surround and hearth.

### **WC**

Features Kardean flooring, a low-level WC with button flush, and a wall-mounted wash basin with a mixer tap and tiled splashback. The room also benefits from a ceiling downlight and a radiator.

### **Kitchen Diner**

This beautifully modern fitted kitchen boasts a range of wall and base units finished with quartz work surfaces. Appliances include a NEFF double oven and grill, dishwasher, induction hob with an extractor fan above, and an integrated fridge freezer. The sink with a mixer tap and drainer is placed beneath a UPVC double-glazed window, allowing plenty of natural light. The kitchen features four remote-controlled Velux windows with electric blinds and Kardean flooring. The central island unit is finished with matching quartz work surfaces. Two radiators. Bifold doors open to the conservatory, and additional doors lead to a storage cupboard and utility room.

### **Conservatory**

A recently constructed conservatory, accessible via bifold doors from the kitchen diner, creates a bright and airy space. The conservatory opens to the rear garden through additional bifold doors. Featuring Kardean flooring and a tall wall-mounted radiator, this room provides a peaceful space to relax while enjoying views of the garden.

### **Utility Room**

The utility room offers Kardean flooring, a range of wall and base units with quartz work surfaces, and space for a washer and dryer. Additional features include an extractor fan, ceiling downlighting, and an external composite door with an obscured glazed insert.

### **First Floor Landing**

Accessed via the aforementioned staircase, the landing features carpeted flooring, a ceiling light fitting, a loft hatch, and a radiator. Doors lead to:

### **Master Bedroom**

A spacious master suite with carpeted flooring, a front-facing UPVC double-glazed window, a ceiling light fitting, and fitted wardrobes. Door to:

### **Ensuite**

Featuring laminate flooring and half-tiled walls, with a front-facing obscured UPVC double-glazed window. The suite includes a low-level WC with button flush, a pedestal wash basin with mixer tap, and a step-in tiled shower cubicle with a plumbed mixer shower. Finished with ceiling downlighting and an extractor fan.

### **Bedroom Two**

A well-proportioned bedroom with carpeted flooring, a front-facing UPVC double-glazed window, a radiator, and a ceiling light fitting.

### **Bedroom Three**

A comfortable bedroom with carpeted flooring, a rear-facing UPVC double-glazed window, a radiator, and a ceiling light fitting.

### **Bedroom Four**

A versatile bedroom, also with carpeted flooring, a rear-facing UPVC double-glazed window, a radiator, and a ceiling light fitting.

### **Bathroom**

Finished with laminate flooring and half-tiled walls, with a rear-facing obscured UPVC double-glazed window. The suite includes a low-level WC with button flush, a pedestal wash basin with mixer tap, and a panel bath with mixer taps and a plumbed mixer shower. Complete with ceiling downlighting and an extractor fan.

### **Garage**

Fitted with power and lighting, an up-and-over garage door, and housing the fuse board and Ideal Standard combi boiler.

### **External**

The front of the property features a large driveway, providing ample off-street parking and access to the garage. A flagged patio path runs down the side of the property, leading to the rear garden.

The rear garden has been fully landscaped, offering a flagged patio area, a central lawn, and flower beds planted with young trees, creating a beautiful and private outdoor space.

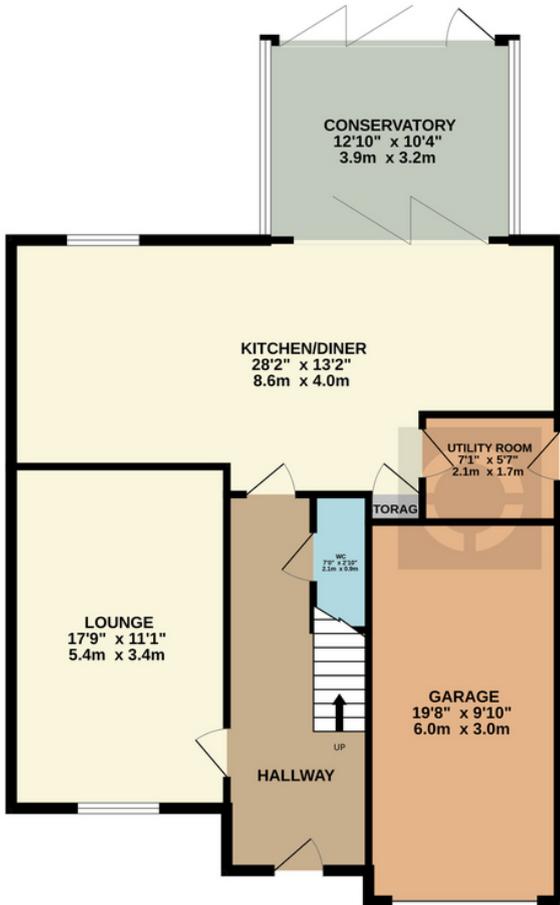
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# Floor Plans

GROUND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1758 sq.ft. (163.3 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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