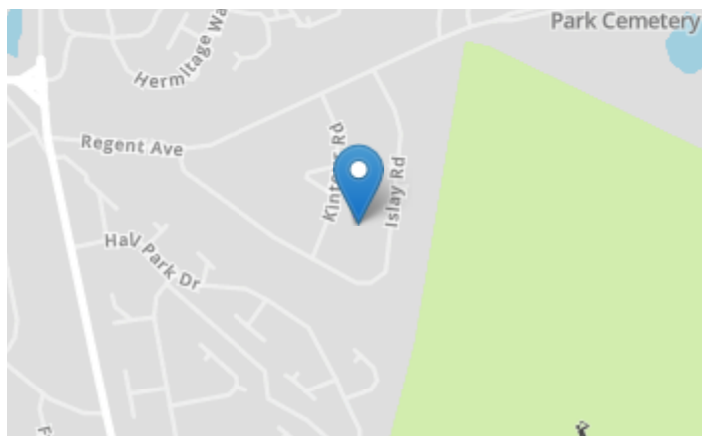


| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not energy efficient - higher running costs | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | |



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11 Islay Road,
Lytham St Annes, FY8 4AD



- Architect Designed Five Bedroom Detached House
- Two Reception Rooms & Office
- Superb Dining Kitchen & Utility
- Principle Bedroom With En Suite & Mezzanine Area
- Four Further Double Bedrooms
- Two Further En Suites, Family Bathroom & Downstairs WC
- Extensive Gardens, Off Road Parking & Double Garage

£1,495,000

Leasehold
 Energy Efficiency Rating: B



11 Islay Road, Lytham St Annes, FY8 4AD £1,495,000

Fabulous Five Bedroom Architect Designed Detached Family Home Set In Extensive Gardens In This Exclusive Area of Lytham. The Property Offers Spacious Accommodation In The Form Of Entrance Hall With Bespoke Staircase, Lounge, Gym/Reception Room, Dining Room/Games Room, Office, Superb Dining Kitchen, Utility & Separate WC. To The First Floor There Is A Stunning Principle Suite Comprising Large Bedroom, Dressing Room, En Suite And Mezzanine Lounge/Dressing Area, Four Further Double Bedrooms, Two En-Suites & A Family Bathroom. Access Is Via Double Gates Which Lead To Private Gardens, Off Road Parking And A Double Garage. Viewing Is Highly Recommended To Fully Appreciate All That Is On Offer!

Tenure: Leasehold. Council Tax Band: H. Total Floor Area: 386 Square Metres.



Ground Floor

Entrance Vestibule
Double glazed uPVC window with obscure glass. Built-in storage cupboard. Inset ceiling down lighting. Solid oak floor with under floor heating.

WC
Double glazed uPVC window. Corner wash hand basin with chrome mixer tap, and low level wc with dual flush. inset ceiling down lighting. Tiled floor with under floor heating.

Entrance Hall
Solid oak double doors with glass panels. Bespoke solid oak turned stair case with glass panels leading to the first floor and feature double glazed upvc window up to ceiling level on the first floor. Inset ceiling down lighting, and coving. Solid oak floor with under floor heating. Solid oak doors lead to the following rooms:

Lounge 8.15m (26'9") max x 5.72m (18'9")
Three double glazed uPVC windows to the front of the property, and further double glazed uPVC window to the side. Feature recessed living flame gas fire. Inset ceiling down lighting, coving, and TV point. Under floor heating.

Gym/Reception Room 8.15m (26'9") x 3.46m (11'4")
Double glazed uPVC window to the side of the property, and two sets of double glazed French doors to the rear. Inset ceiling down lighting, coving, and TV point. Solid oak flooring with under floor heating.

Office 4.13m (13'7") max x 4.06m (13'4")
Four double glazed uPVC bay windows. Range of fitted office furniture. Inset ceiling down lighting, and coving. Under floor heating.

Dining Room/Games Room 5.18m (17') x 4.02m (13'2")
Four double glazed uPVC bay windows. Inset ceiling down lights, and coving. Solid oak flooring with under floor heating

Open Plan Kitchen/Family Room 8.92m (29'3") max x 7.77m (25'6") max
Two sets of full height, electrically operated sliding doors leading onto the patio area and rear garden. Contemporary bespoke kitchen units with Corian work surface and breakfast bar incorporating sink with Quooker hot water tap, chrome mixer and drainer. Miele Induction hob with illuminated remote ceiling extractor above. Integrated appliances include Miele oven, warming drawers, coffee machine and combination oven, fridge and dishwasher. Inset ceiling down lighting. TV point. Tiled floor with under floor heating. Solid oak door with glass panel leading to:

Utility Room 2.85m (9'4") x 1.51m (4'11")
Split into three sections: Five double glazed uPVC windows. Range of wall and base units and Corian work surface with sink and drainer. Tiled splash back. Plumbing for washing machine, and space for tumble dryer. Space for multiple fridges, freezers and drinks coolers. Inset ceiling down lighting. Tiled floor with under floor heating. Solid wood door with double glazed glass panels leading to the rear garden. Solid wood door leading to plant room housing wall mounted boiler and utilities.

First Floor

Landing
Accessed via the aforementioned bespoke solid oak staircase. Galleried landing. Feature floor to ceiling height double glazed uPVC window. Inset ceiling down lighting, and coving. Under floor heating. Solid oak doors lead to the following rooms:

Principle Suite/Bedroom 1 6.06m (19'11") x 5.64m (18'6")
Floor to ceiling double glazed uPVC windows to the rear. Fitted wardrobes with sliding doors. TV point. Solid wood door leading to eaves storage area. Under floor heating. Sliding door to:

Walk-in Wardrobe
Double glazed uPVC window. Range of fitted wardrobes. Inset ceiling down lighting. Under floor heating.

En-Suite Shower Room
Solid wood sliding door. Two double glazed uPVC floor to ceiling windows. Villeroy & Bosch suite comprising wash hand basin with chrome mixer tap, low level WC, and walk-in shower cubicle with Hansgrohe chrome mixer and rain dance shower head. Chrome heated towel rail. Tiled walls. Shaver point, and extractor fan. Inset ceiling down lighting. Tiled floor with under floor heating.

Mezzanine Dressing Area/Lounge 5.31m (17'5") x 3.54m (11'7")
Staircase leading up from Bedroom 1. Galleried oak and glass panelling overlooking the bedroom. Double glazed uPVC windows, and two double glazed sky lights.

Bedroom 2 5.90m (19'4") x 4.77m (15'8")
Two double glazed uPVC windows, and double glazed sky light. Fitted with a range of wardrobes. Inset ceiling down lighting, and coving. Under floor heating. Solid wood door leading to:

En-Suite Shower Room
Double glazed uPVC window. White suite comprising wash hand basin with chrome mixer tap, low level WC, and shower cubicle with chrome mixer and shower head. Tiled walls. Shaver point, and extractor fan. Wall light and inset ceiling down lighting. Tiled floor with under floor heating.

Bedroom 3 4.41m (14'5") x 4.34m (14'3") max
Two double glazed uPVC windows. TV point. Inset ceiling down lights, and coving. Under floor heating. Solid wood door leading to:

En-Suite Shower Room
Double glazed uPVC window with obscure glass, and double glazed sky light. Shower cubicle with chrome mixer and shower head, wash hand basin with chrome mixer taps, and low level WC. Shaver point, and extractor. Part tiled walls. Wall light. Tiled floor with under floor heating.

Bedroom 4 4.53m (14'10") x 3.60m (11'10")
Three double glazed uPVC windows. Fitted bedroom suite with a range of wardrobes. Coving. Under floor heating.

Bedroom 5/Laundry Room 3.74m (12'3") x 3.54m (11'7")
Two double glazed uPVC windows. Coving. Loft access. Under floor heating.

Family Bathroom 4.12m (13'6") x 2.37m (7'9")
Three double glazed uPVC windows. Suite comprising egg shaped bath with chrome mixer tap and shower head, wash hand basis with La Torre chrome mixer tap, and shower cubicle with chrome mixer and shower head. Heated towel rail, shaver point, and extractor fan. Tiled walls. Inset ceiling down lighting. Tiled floor with under floor heating.

External

Gardens
The front of the property is approached through electric double gates leading to the extensively block paved driveway, or a pedestrian gate with intercom entry system. Laid to lawn gardens to front and large rear garden mainly laid to lawn with shrubs and established trees and a large patio area and access to the double garage.

Double Garage
Twin up and over doors. Power and light.

