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250 Clifton Drive South,
Lytham St. Annes, Lancashire, FY8 1NH

- Imposing Detached Family Home
- Sitting On a Large Corner Plot
- Just a Short Walk from the Sea Front & Royal Lytham Golf Club
- 4/5 Bedrooms
- 3 Bathrooms
- 3/4 Receptions
- EPC Rating E



£595,000

Leasehold
 Energy Efficiency Rating:



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250 Clifton Drive South, Lytham St. Annes, Lancashire, FY8 1NH £595,000

This Extended Imposing Detached Family home sitting on a large corner plot is just a short walk from the sea front and Royal Lytham Golf Club. The very generous accommodation comprises: 3/4 receptions, kitchen / diner, utility room, 4/5 bedrooms, 3 bathrooms. The very large integral garage has bedroom 5 attached, offering further development potential. Early viewing is essential.

Tenure: Leasehold

Ground Rent: £21.00 pa

Council Tax Band G



Ground Floor

Porch

Upvc double glazed front door, tiled flooring with mat inset

Entrance Hall

Glazed panel door, Amtico flooring, wall lights, upvc leaded double glazed window overlooking the front garden, radiator, arts and crafts style feature staircase, under stairs storage cupboard, telephone point, decorative ceiling cornice door to:

Office

3.90m (12'10") x 3.88m (12'9")

Fitted office suite with space for three work stations, fireplace with surround, Amtico flooring, feature upvc leaded double glazed bow window overlooking the gardens, decorative ceiling cornice, tv point, two telephone points, curved radiator.

Utility Room

4.68m (15'4") x 2.30m (7'7")

Fitted with a matching range of base and eye level units, stainless steel sink with drainer and mixer tap, condensing regular boiler, plumbing for washing machine, radiator, tiled walls, double glazed door leading to the private rear courtyard.

Dining Room

4.28m (14') x 3.79m (12'5")

Laminate flooring, decorative ceiling cornice and ceiling rose, double radiator, upvc leaded double glazed patio doors leading to the rear garden, glass panel double doors to:

Lounge

5.28m (17'4") x 5.11m (16'7")

Upvc leaded double glazed box window overlooking the side garden, double radiator, feature living flame gas fire with granite hearth and inset, character wooden surround, tv point, telephone point, decorative ceiling cornice, ceiling rose

Kitchen / Diner

8.11m (26'5") x 3.74m (12'3")

Amtico Flooring, modern handleless white kitchen fitted with a matching range of base and eye level units, black granite counter tops, island with black granite, seating for four, space for triple range master oven, integrated dishwasher, space for American style fridge freezer, integrated microwave, 1 1/2 stainless steel sink, Grohe chilled water tap, upvc leaded double glazed window, low voltage spot lights, heated towel rail, double glass doors leading to:

Family Room

6.10m (20') x 6.00m (19'8") max

A great entertaining space! , Wall lights, tv point, electric fireplace, double glazed bi-fold doors leading to the rear garden / courtyard, upvc leaded double glazed windows to the side garden, decorative ceiling cornice, ceiling rose, double radiators, door to side porch. Door to:

Integral Garage

9.6m x 5.7m

Very large garage with space for 2 plus cars, workstation / gym, electric double up and over door, power and light. Door to:

Bedroom 5 / Reception / Gym

5.70m (18'8") x 3.78m (12'5")

This versatile room could have many uses; Amtico flooring, two economy 7 electric storage heaters, TV point, double glazed sliding patio doors overlooking the rear



First Floor

Landing

upvc leaded double glazed window, decorative ceiling cornice, radiator,

Master Bedroom

4.0m (13'1") x 3.7m (12'1")

feature upvc leaded double glazed bow window overlooking the front and side gardens, fitted bedroom suite, tv point, telephone point, curved radiator, open plan to:

Dressing Room

3.79m (12'5") x 2.26m (7'5")

upvc leaded double glazed window overlooking the front garden, fitted wardrobes and cabinets.

Bedroom 2

4.20m (13'9") x 4.0m (13'1") max

upvc leaded double glazed box window, decorative ceiling cornice, tv point, double radiator, door to:

En-Suite Shower Room

modern suite comprising a shower enclosure with panel walls, sliding glass shower screen, rain showerhead, wall hung sink with mixer tap and storage cabinet under, tiled splash back, low level wc with hidden cistern.

Bedroom 3

5.20m (17'1") x 3.50m (11'6")

two upvc leaded double glazed windows overlooking the side and rear, fitted bedroom suite, telephone point, TV point, ceiling cornice, radiator.

Bedroom 4

4.10m (13'5") x 2.70m (8'10")

two upvc leaded double glazed windows, fitted bedroom suite, vanity sink, radiator,

Bathroom

feature corner bath with mixer tap, double wall hung sink in vanity unit, tile splash back, low level wc, bidet, radiator, upvc opaque double glazed window, radiator, heated towel rail, low voltage spot lights, airing cupboard with mirror door.

Shower Room

Full height travertine tiling to all walls, rain showerhead, glass shower screen, low level wc, sink with mixer tap, heated towel rail, low voltage spot lights.

External

Rear Garden / Courtyard

Enclosed low maintenance area with indian stone paving. Access to bedroom five, the family room, utility room and dining room.

Gardens to the front and side

Mainly laid to lawn with wall and hedge boarders.

Driveways

Blocked paved drive leading to the front of the house. Second block paved driveway leading to the double garage, parking for several cars.