



Sumara

*Substantial Detached Property
Close To Lytham Centre &
Green. Breakfast Kitchen,
Utility, Three Reception
Rooms, Large Conservatory,
Master Bedroom With
Dressing Room & En-Suite,
Four Further Double
Bedrooms, Further En-Suite,
Family Bathroom, Integral
Garage, Driveway For
Numerous Vehicles &
Extensive Landscaped
Gardens To The Front &
Rear.*





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Large Reception Hall

Ornate glazed panelled doors. Sweeping spindled staircase leading to the first floor. Radiator and useful under stairs cloaks cupboard. Doors leading to the following rooms:

Cloakroom

Obscure window to the front. Two-piece suite comprising pedestal wash hand basin and low-level WC. Tiled floor and walls. Central heating radiator.

Lounge

23'8" x 19'9" (7.21m x 6.02m)

Picture window to the front, overlooking the gardens. Two further windows to the side. Living flame gas fire with ornate surround and marble back and hearth. Two radiators and TV aerial point.

Dining Room

13'9" x 13'9" (4.19m x 4.19m)

Radiator. Open plan to:

Conservatory

15'7" x 15'7" (4.75m x 4.75m)

Fully double-glazed with bi-folding doors leading to the rear garden. Light and spacious with tiled flooring and three radiators.

Family Room/Study

13'10" x 9'3" (4.22m x 2.82m)

Windows to the side and rear. Radiator.

Breakfast Kitchen

18'9" x 13'8" (5.72m x 4.17m)

Double doors and window into the Conservatory. Further door giving access to integral garage. Range of wall and base units with island incorporating breakfast bar and six ring gas hob and Siemens extractor hood. Granite work surfaces with inset Carron Phoenix sink and mixer taps. Integrated coffee machine, double oven, grill and steamer, dishwasher and American style fridge/freezer. Tiled floor, down lighting and two radiators.

Utility

Window to the side. Fitted wall and base units with granite work surfaces and Belfast sink. Radiator and plumbed for automatic washing machine.

Shower Room

Three-piece white suite comprising; low level flush WC, wash hand basin and shower cubicle. Tiled floor and walls.

First Floor Galleried Landing

Aforementioned sweeping spindled staircase leading to the ground floor. Storage cupboards and two radiators. Doors leading to the following room:

Sun Lounge

Patio doors and windows leading out onto:

Balcony

Stunning views overlooking the front garden. Tiled flooring.

Master Bedroom

20'7" x 19'9" (6.27m x 6.02m)

Picture window to the front and two windows to the side. Range of fitted wardrobes, drawers and shelving. Radiator and TV aerial point. Opening to:





Dressing Room

7'6" x 6'10" (2.29m x 2.08m)

Window to the side. Fitted wardrobes, dressing table and shelving. Radiator.
Door leading to:

En-Suite

9'2" x 9'2" (2.79m x 2.79m)

Window to the rear. Four-piece suite comprising; jacuzzi bath, shower cubicle, wash hand basin and low level flush WC. Spotlights, radiator, tiled elevations and flooring.

Bedroom Two

13'9" x 13'9" (4.19m x 4.19m)

Window to the front. Range of fitted wardrobes, drawers and dressing table. Radiator.

En-Suite

10'8" x 7'7" (3.25m x 2.31m)

Window to the side. Three-piece suite comprising; bath with shower over, wash hand basin and low level flush WC. Tiled elevations and flooring.

Bedroom Three

13'9" x 13'9" (4.19m x 4.19m)

Window to the rear. Range of fitted wardrobes, drawers and dressing table. Radiator.

Bedroom Four

14'8" x 10'1" (4.47m x 3.07m)

Window to the rear. Range of fitted wardrobes. Drawers and dressing table. Radiator.

Bedroom Five

13'9" x 10'8" (4.19m x 3.25m)

Window to the rear. Range of fitted wardrobes, drawers and dressing table. Radiator.

Shower Room

10'7" x 6'9" (3.23m x 2.06m)

Window to the side. Three-piece suite comprising; walk in shower, wash hand basin and low level flush WC. Radiator and tiled elevations and flooring.

Integral Garage

23'5" x 16'4" (7.14m x 4.98m)

Electric up and over door. Power and lighting. Door giving access to the kitchen.

External

Approached via remote controlled electric wrought iron gates leading to driveway and garage, providing off road parking for several vehicles.

To the front, beautifully manicured gardens, mainly laid to lawn with trees, plants and shrubs throughout.

To the rear, good sized private gardens, mainly laid to lawn with a variety of trees, plants and shrubs. Flagged patio area with water feature.



Additional Information

Tenure - Freehold

Council Tax Band - G

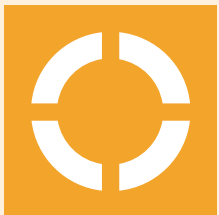
EPC Results

Current Energy Efficiency Rating - E (49)

Potential Energy Efficiency Rating - C (70)

Current Environmental Impact Rating - E (44)

Potential Environmental Impact Rating - D (65)



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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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