



SHARPLES DRIVE, WREA GREEN, PR4 2EL

£349,950

- SUPERB 4 BEDROOM DETACHED FAMILY HOME SITUATED ON THE MUCH SOUGHT AFTER 'FIELDINGS' DEVELOPMENT IN WREA GREEN
 - THE PROPERTY IS IDEALLY LOCATED CLOSE TO THE VILLAGE GREEN & LOCAL PRIMARY SCHOOL
- 4 BEDROOMS - 2 RECEPTION ROOMS - 2 BATHROOMS - DOWNSTAIRS WC - INTEGRAL GARAGE
 - OFF ROAD PARKING - REAR GARDEN

 X 4
  X 2
  X 2
  X 2
  X 1
  Garden



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial Properties Ltd. We therefore cannot offer any guarantees in respect of them.

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Entrance

Composite entrance door with double glazed opaque leaded glass inserts leading into;

Hallway

Radiator, alarm panel, staircase leading to the first floor landing, under stairs storage cupboard, coving, doors leading to the following rooms;

Downstairs WC 6'5 x 3'2 (1.96m x 0.97m)

UPVC double glazed opaque window to front, two piece contemporary white suite comprising; pedestal wash hand basin and WC, radiator.

Dining Room 11'4 x 9'4 (3.45m x 2.84m)

UPVC double glazed window to front, radiator, coving.

Lounge 14'4 x 12'1 (4.37m x 3.68m)

UPVC double glazed French doors leading out to the rear garden, radiator, television and telephone points, coving.

Kitchen 12' (widest point) x 10'6 (3.66m (widest point) x 3.20m)

UPVC double glazed windows to side and rear, comprehensive range of contemporary fitted wall and base units with wood effect laminate work surfaces and under unit lighting, integrated electric oven, five ring gas



hob with overhead illuminated extractor, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink and drainer, tile effect vinyl flooring, recessed LED spotlights, radiator, door leading into;

Utility Room 7'4 x 5'1 (2.24m x 1.55m)

Wood effect laminate work surface, plumbing for a washing machine, space for a tumble dryer, tile effect vinyl flooring, cupboard housing Ideal combination boiler, UPVC door with double glazed opaque glass insert leading out to the side of the property.

First Floor Landing

Aforementioned staircase leading to the first floor landing, cupboard housing water cylinder, loft hatch, doors leading to the following rooms;

Bedroom One 14' x 12'6 (4.27m x 3.81m)

UPVC double glazed window to front, range of contemporary fitted wardrobes, radiator, television point, door leading into;



En Suite 6'4 x 5'2 (1.93m x 1.57m)

UPVC double glazed opaque window to front, three piece contemporary white suite comprising: shower cubicle with overhead mains powered shower, pedestal wash hand basin, WC, tile effect vinyl flooring, part tiled walls, chrome wall mounted towel heater.

Bedroom Two 12'4 x 9'2 (3.76m x 2.79m)

UPVC double glazed window to rear, radiator.

Bathroom 8'5 x 6'4 (2.57m x 1.93m)

UPVC double glazed window to rear, four piece contemporary white suite comprising: bath, shower cubicle with overhead mains powered shower, pedestal wash hand basin, WC, tile effect vinyl flooring, part tiled walls, chrome wall mounted towel heater.

Bedroom Three 14' x 8'11 (4.27m x 2.72m)

UPVC double glazed window to front, radiator.



Bedroom Four 9'1 x 8'7 (2.77m x 2.62m)

UPVC double glazed window to rear, radiator.

Outside

Laid to lawn front garden with tarmacked driveway providing two off road parking spaces and access to the to garage. The rear garden is laid to lawn with a paved patio area and external water point.

Integral Garage

Integral brick built garage with up and over door and power and light.

Other Details

Tenure - FREEHOLD
Tax Band - E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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