



VERONA, BRYNING FERN LANE

KIRKHAM, PRESTON, PR4 2BQ

Offers Over

£350,000



Key Features

- Deceptively Spacious Extended Detached Family Home
- Four Well Appointed Double Bedrooms
- Sought After Location Close to Kirkham Grammar School & Highly Regarded Primary Schools
- Within Easy Access of M55 Motorway Links & All Local Amenities
- Lounge Diner, Sun Room, Second Reception Room/Study & Downstairs W.C
- Modern Four Piece Family Bathroom & Further Shower Room
- Off Road Parking For Several Vehicles
- Double Garage
- Enclosed Landscaped Rear Garden
- Viewing Essential to Fully Appreciate

Property Summary

An impressive extended four-bedroom detached family home, situated in the highly sought-after area of Kirkham. Offering generous and versatile accommodation across three floors, the property is ideally positioned for Kirkham town centre, excellent local schools including Kirkham Grammar School, shops, rail links and the M55, with Lytham and Blackpool also within easy reach.

The accommodation begins with a welcoming entrance porch leading into the hallway. The spacious lounge features a fireplace and large front-facing window and flows into the dining area, with patio doors opening into a superb garden room overlooking and providing access to the rear garden.

The modern kitchen offers excellent worktop and storage space, integrated oven and hob and provision for further appliances. An inner hallway provides access to a downstairs WC, external side door and a generous additional reception room, currently used as a formal dining room but equally suited as a family room, home office, snug, playroom or potential fifth bedroom.

To the first floor are three well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, together with a modern four-piece family bathroom. The second floor provides a further bedroom, three-piece shower room and useful eaves storage.

Externally, the property enjoys a private lawned front garden and extensive driveway providing ample off-road parking. Double gates give access to further parking and a substantial detached double garage with electric up-and-over door.

The generous rear garden features a paved patio, established lawn, summer house and storage shed, providing an excellent space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the size, versatility and superb location of this impressive family home.

Entrance Porch

7'2" x 5'2" (2.19 x 1.58 m)

The entrance porch is accessed via a modern composite front door with feature glazed panels. UPVC double glazed leaded window to the front elevation. A welcoming space with a tiled floor and an Oak wood door leading through to the hallway. Pendant light fitting. Cupboard storage.

Hallway

6'2" x 2'10" (1.88 x 0.88 m)

The hallway is bright and welcoming with a carpeted staircase leading to all first floor accommodation. Double panel radiator. Tiled flooring. Ceiling light fitting. Decorative coving to ceiling. Cupboard storage. Doors leading off to all ground floor accommodation.

Living Room

10'10" x 12'8" (3.31 x 3.88 m)

UPVC double glazed leaded window to the front elevation. A bright and spacious dual aspect room with UPVC double glazed leaded French doors leading through to the sunroom to the rear. Feature fireplace with inset log burning stove and tiled hearth. Carpeted. TV aerial socket. Two pendant light fittings. Two double panel radiators. Decorative coving to ceiling.

Sun Room

10'2" x 12'0" (3.12 x 3.68 m)

A superb addition to this fantastic family home with vaulted ceiling and roof Lantern and UPVC double glazed French doors leading out onto the rear garden. 2UPVC double glazed windows to the side elevation. Double panel radiator. TV aerial socket. Carpeted. Inset spotlights to ceiling.

Kitchen

17'2" x 8'8" (5.23 x 2.64 m)

UPVC double glazed window to the rear elevation.

Features range of iron and base level units in Oak wood effect with complementary contrasting work surfaces over and tiled splashback. Inset stainless steel single bowl sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, four burner gas hob and stainless steel chimney style extractor over. Plumbed and space for washing machine and tumble dryer. Space for large freestanding fridge freezer. Ceiling light fitting. Vinyl flooring. Double panel radiator. Door leading through to:-

Rear Porch

Composite door with feature glaze panel leads out to the driveway. Ceiling light fitting. Part tiled elevations. Vinyl flooring. Double panel radiator. Door leading through to second reception room/dining room and cloaks W.C.

Downstairs Cloaks W.C

3'5" x 2'11" (1.05 x 0.89)

Features a two piece suite in white comprising of a low flush WC and wall hung wash hand basin. Double panel radiator. Wall light fitting. Vinyl flooring.

Second Reception Room/Study

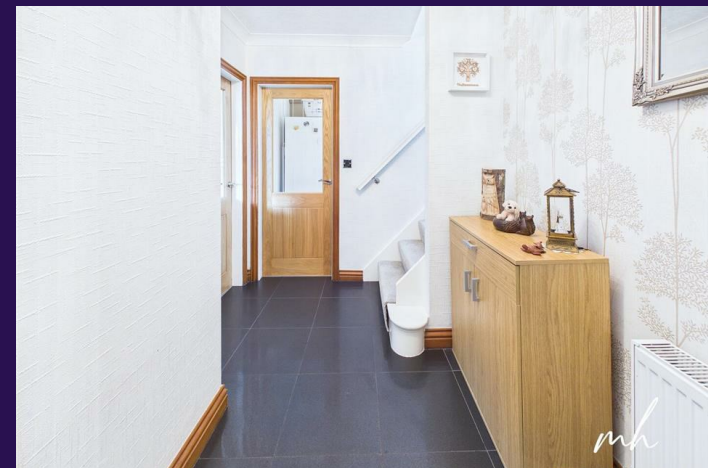
9'11" x 15'5" (3.01 x 4.71)

UPVC double glazed window to the front elevation. Double panel radiator. TV aerial socket. Two ceiling light fittings. Oak wood flooring. A versatile room which could be used as a dining room, snug, home office or children's playroom.

First Floor Landing

17'2" x 6'2" (5.22 x 1.88)

UPVC double glazed leaded window to the side elevation. Spindle balustrade staircase. Carpeted. Two ceiling light fitting. Two double panel radiator. Doors leading off to all first floor accommodation.





Bedroom One

14'12" x 9'4" (4.56 x 2.85)
UPVC double glazed leaded window to the front elevation. Features fitted robe storage. Double panel radiator. Carpeted. Decorative coving to ceiling. Ceiling light fitting.

Bedroom Two

10'10" x 12'8" (3.30 x 3.87)
UPVC double glazed leaded window to the front elevation. Carpeted. Double panel radiator. TV aerial socket. Pendant light fitting. Plenty of space for freestanding robe and drawer storage. Decorative coving to ceiling.

Bedroom Three

10'10" x 8'8" (3.31 x 2.65)
UPVC double glazed window to the rear elevation. Carpeted. Double panel radiator. Ceiling light fitting. Decorative coving to ceiling.

Family Bathroom

16'8" x 5'6" (5.08 x 1.67)
Two UPVC double glazed obscured window windows to the rear elevation. A spacious family bathroom featuring a modern four piece suite comprising wall hung W.C with concealed cistern, his and hers wash basins set within vanity unit with cupboard storage, panelled bath and walk shower with thermostatic mixer shower. Fully tiled elevations. Two chrome to ladder radiators. Tiled flooring. Inset spotlights to ceiling.

Second Floor Landing

17'2" x 3'2" (5.23 x 0.97)
UPVC double glazed leaded window to the side elevation. Cupboard storage. Spindle balustrade staircase. Under eaves storage. Double panel radiator. Carpeted. Ceiling light fitting.

Bedroom Four

10'10" x 14'10" (3.30 x 4.52)
UPVC double glazed leaded window to the side elevation. Features exposed oak beams. Carpeted. Double panel radiator. Ceiling spotlight track. TV aerial socket. Idea ideal as a teenage suite with own showerroom on the second floor.

Shower Room

5'5" x 4'11" (1.64 x 1.50)
Velux roof light allows for plenty of natural light. Features a three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and step in shower cubicle with thermostatic mixer control shower. Chrome towel ladder radiator. Tiled flooring. Inset spotlights to ceiling.

Front External

The front of the property provides ample off-road parking for several vehicles, with double gates to the side giving access to the rear garden and detached double garage. The attractive front garden is predominantly laid to lawn, complemented by established privacy hedging and well-stocked planted borders featuring a variety of mature shrubs, plants and bushes.

Rear Garden

The rear garden is fully enclosed and mainly laid to lawn with Indian Stone paved patio areas, summer house and garden shed ideal for storage. Raised bed containing mature plants and shrubs.

Double Garage

17'5" x 26'2" (5.30 x 7.98)
A double garage of brick construction with UPVC double glazed pedestrian access door to the side and sectional up and over style electric garage door to the front. The garage benefits from power and light.

Agents Notes



VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

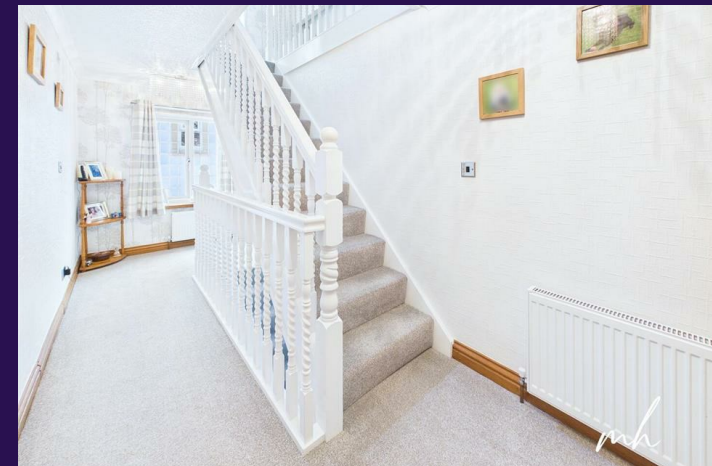
NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working

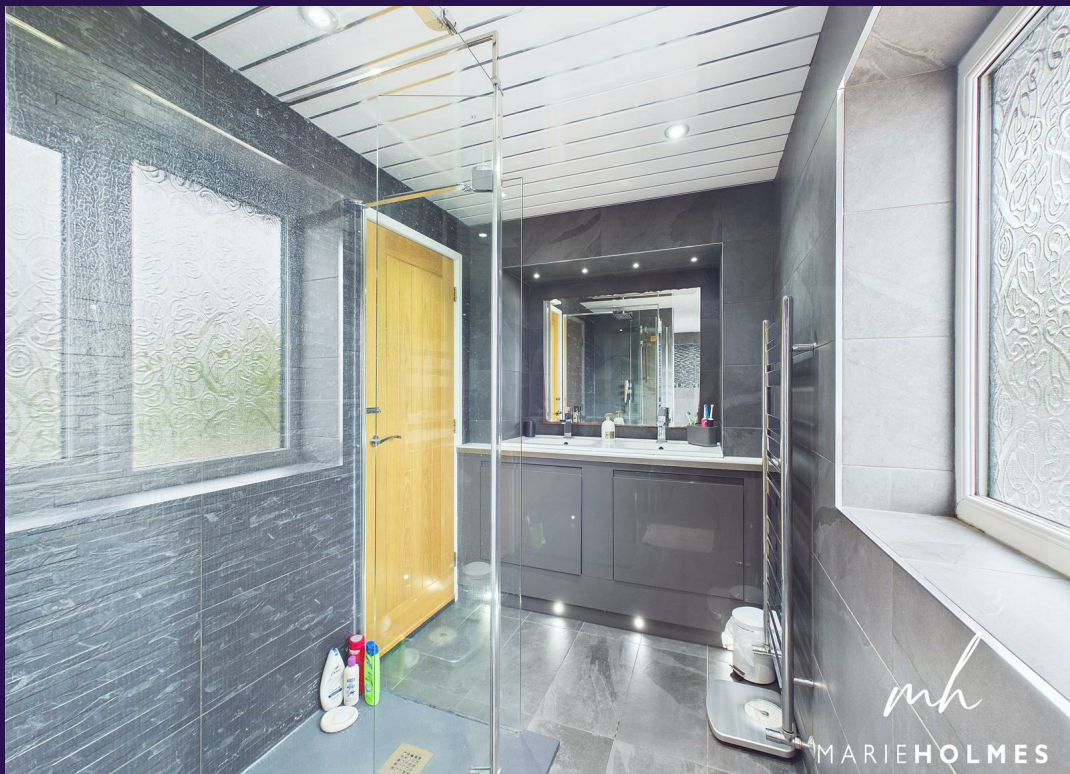
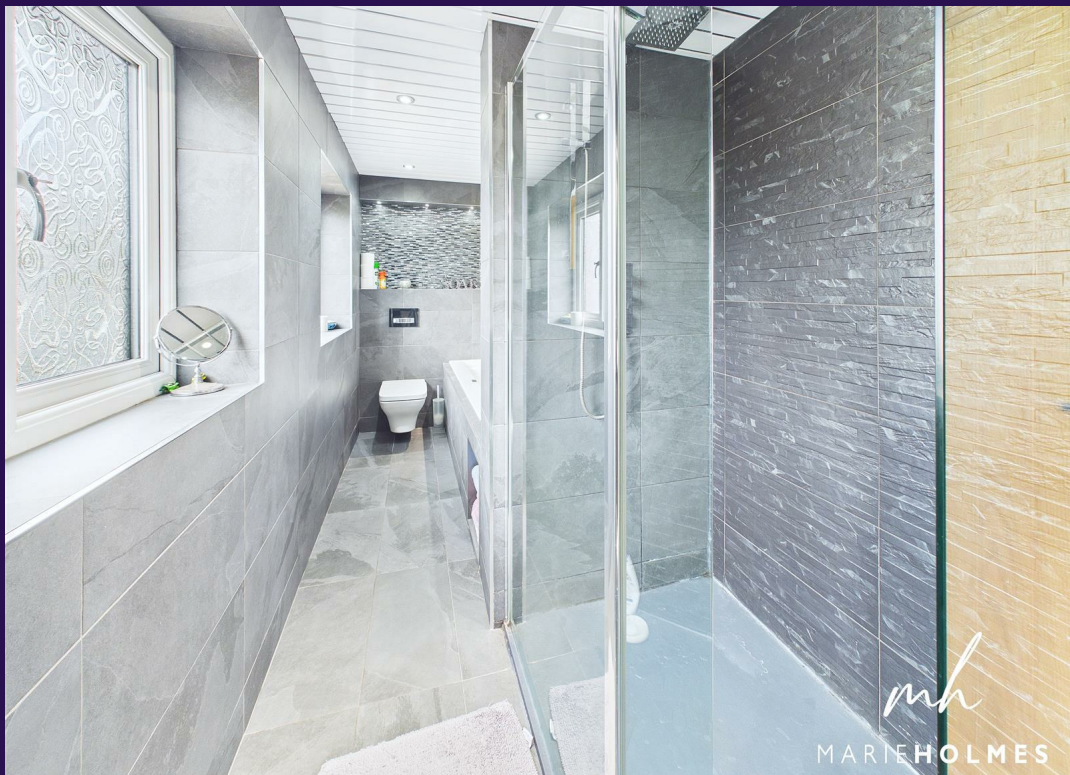
order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.









Additional Information

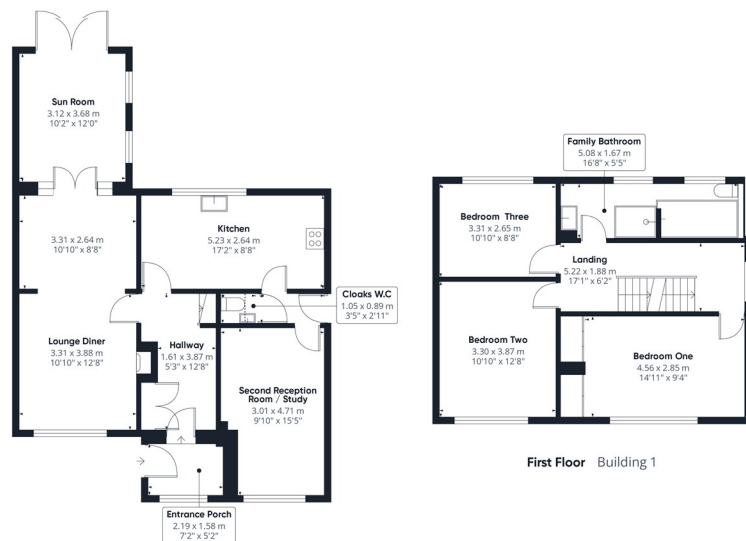
Local Authority – Fylde Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold

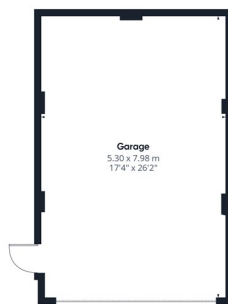




Ground Floor Building 1



Second Floor Building 1



Ground Floor Building 2



Approximate total area^m

193.6 m²
2138 ft²

Reduced headroom

10.2 m²
109 ft²

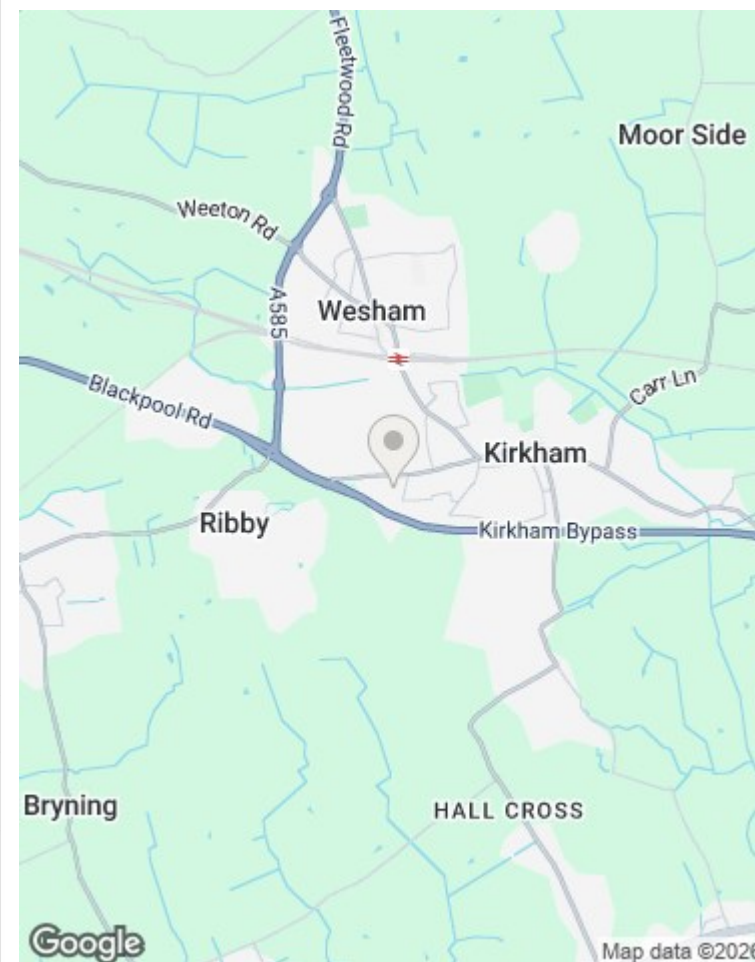
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	