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**30 Haymarket, Lytham St. Annes FY8 3LW**

- Detached Family Home Presented To The Highest Standard
- Lounge, Large open Plan Living Dining Kitchen
- 2 En-Suite Bedrooms To The Ground Floor
- 2 Further En-Suite Bedrooms To The First Floor
- Guest Cloaks
- Secluded Garden With A Sunny Aspect

**Offers in excess of £525,000**  
Freehold

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Nestled in a prime location, this extended detached family home offers an exceptional living experience, just a brief stroll from Royal Lytham Golf Course and conveniently close to several schools. The property sets a high standard of presentation and provides an impressively flexible layout.

With open views to the front, the property enjoys a pleasing aspect. The accommodation showcases a well-proportioned lounge, setting the tone for comfortable relaxation. The highlight is the large open plan living dining kitchen, complete with a captivating feature island and bifold doors that seamlessly connect to the secluded south-westerly facing rear garden. This arrangement effortlessly blends indoor and outdoor living.

Two ensuite bedrooms on the ground floor add versatility to the living space, while the first floor hosts two further ensuite bedrooms. The property's layout caters to the needs of a modern family lifestyle.

Early viewing of this property is strongly recommended.

Tenure: Freehold

Council Tax: Band E



#### Entrance Hall

Secure composite front door, two obscure UPVC double glazed windows either side, ceiling cornice, radiator, under stairs storage cupboard, door to:

#### Lounge 4.04m (13'3") x 3.55m (11'8")

UPVC double glazed bay window overlooking the front garden, ceiling cornice, TV point, telephone point, radiator.

#### Guest Cloaks

Low-level WC, corner sited wall hall hung wash hand basin with taps, obscure UPVC double glazed window, tiled flooring.

#### Dining Area 5.85m (19'2") x 3.42m (11'3") max

Large open plan area leading to the stunning kitchen, UPVC double glazed window to the side, telephone point, radiator, Open Plan to:

#### Open Plan Living Dining Kitchen 5.15m (16'11") x 4.61m (15'1")

Stunning open plan living dining kitchen with grey high gloss base and eye level kitchen cabinets and feature central island, complimentary quartz countertops. Inset 1 1/2 Franke sink with Grove mixer tap, full height integrated fridge and freezer, integrated dish washer, four ring Bosch Induction hob, integrated Bosch Oven and microwave oven, aluminium bi-fold doors with integrated blinds leading to the patio.

#### Bedroom 3 3.23m (10'7") x 3.23m (10'7")

UPVC double glazed window overlooking the front garden, radiator, door to:

#### En-Suite Bathroom

Modern three-piece suite comprising panel bath with central mixer taps, shower attachments, low-level WC, wash hand basin with mixer tap in vanity unit with storage underneath, full height tiling to all walls, tiled flooring, extractor fan, heated towel rail.

#### Bedroom 4 4.41m (14'6") x 3.27m (10'9")

Aluminium bifold doors with integrated blinds leading to the patio area, radiator, door to:

#### En-Suite

Large shower area with fitted glass shower screen and wet room floor, mixer shower with fixed and adjustable shower heads, wash hand basin with mixer tap and vanity unit with storage underneath, low-level WC, heated towel rail, extractor fan, full height tiling to all walls and floor.

#### Landing

UPVC leaded double glazed window, loft hatch giving access to loft, door to:

#### Bedroom 1 4.01m (13'2") x 3.55m (11'8")

UPVC double glazed bay window overlooking the front garden, radiator, door to:

#### En-Suite

Double shower with fixed glass shower screen, fixed and adjustable shower heads, low-level WC, wash hand basin with mixer tap in vanity unit, Full height tiling to walls, tiled flooring, heated towel rail, extractor fan.

#### Bedroom 2 3.55m (11'8") x 3.32m (10'11")

UPVC double glazed window to the rear with glimpses of Royal Lytham golf course, radiator, door to:

#### En-Suite Bathroom

Another stunning suite comprising feature tiled bath with central taps and shower head attachment, double shower enclosure with fixed shower screen, adjustable and fixed shower heads, wash hand basin with tap in the vanity unit, heated towel rail, Full height tiling to all walls, tiled flooring, two obscure UPVC double glazed windows.

#### Rear Garden

Large raised patio area, perfect for entertaining. South Westerly facing a private rear garden with lawn, raised established borders, access to the garage.

#### Garage 2.78m x 5.03m

Garage with up and over door, power and light, plumbing for washing machine, space for dishwasher, wall hung Worcester gas boiler with hot water tank, UPVC double glazed patio doors leading to the garden.

