

GUILDHALL

SALES & LETTINGS



4 Fletcher Drive

, Lytham St. Annes, FY8 2FA

Offers Over £315,000



Nestled just a few steps from the beach, this beautifully extended 4-bedroom detached property offers an exceptional opportunity to enjoy coastal living at its finest. With uninterrupted views of the sea and beach, this home is perfectly positioned for those who appreciate the tranquillity and beauty of the coastline.

The property has been thoughtfully extended at the rear to create a spacious orangery, enhancing the already generous living space. The extension has significantly increased the home's footprint, offering ample room for both relaxation and entertainment.

Inside, the property features four large double bedrooms, providing plenty of space for a growing family or guests. The newly fitted kitchen is a true highlight, equipped with modern appliances including an integrated dishwasher, oven, hob, washer, and dryer—perfect for those who enjoy both cooking and convenience.

The property also boasts a suntrap, ideal for basking in the sun or enjoying a peaceful evening outdoors. Additionally, the integral garage provides secure parking and additional storage space.

This stunning home is truly a rare find, offering a unique combination of modern living, coastal views, and excellent proximity to the beach. Don't miss the chance to make this exceptional property your own.



Ground Floor

Entrance Hall

Lounge 16'1" x 10'10" (4.91m x 3.31m)

Kitchen 16'4",239'6" x 7'7" (5,73m x 2.33m)

Orangery 13'3" x 9'5" (4.06m x 2.88m)

Hallway

WC

First Floor

Landing

Bedroom Two 12'9" x 10'11" (3.89m x 3.33m)

Bedroom Three 10'11" x 10'4" (3.34m x 3.15m)

Bedroom Four 9'6" x 9'1" (2.91m x 2.79m)

Bathroom 8'2" x 7'9" (2.51m x 2.38m)

Second Floor

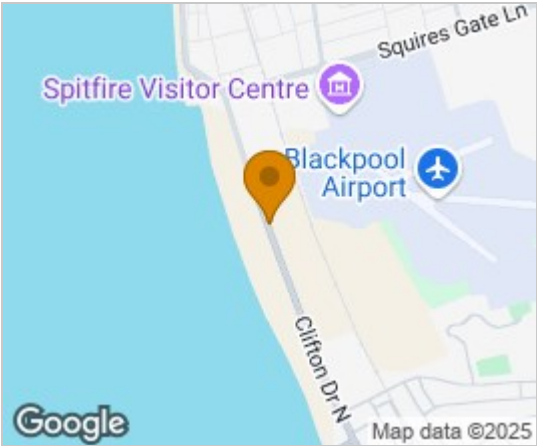
Bedroom one 15'4" x 10'11" (4.68m x 3.33m)

En-suite 7'3" x 5'1" (2.23 x 1.56)

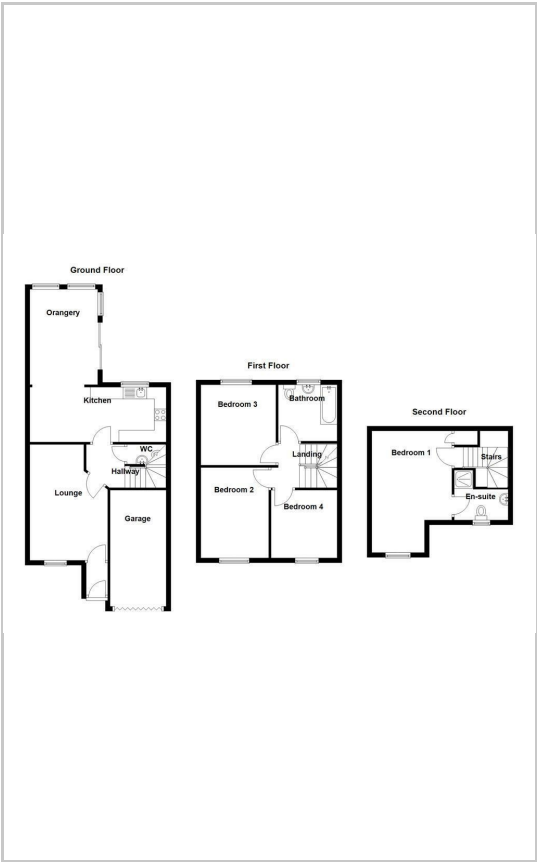
External

Garage 16'3" x 7'10" (4.96m x 2.41m)

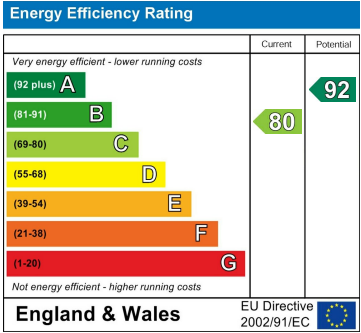
Area Map



Floor Plans



Energy Efficiency Graph



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