



Dubside, Wrea Green, PR4 2WQ

Asking Price £850,000







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4 Bedrooms



3 Bathrooms

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- Beautifully presented 4 bedroom home
 - Updated and improved by the current vendors
 - Gorgeous views across the village green
 - Walking distance to the village amenities; shop, school, church, bistro, restaurant and public house
 - Good access to the main road and motorway network.



Occupying a wonderful position within the picturesque village of Wrea Green, The Meades is an exceptional four-bedroom detached family home enjoying uninterrupted views across the picturesque village green, cricket square and iconic duck pond. Improved to a good standard by the current vendors, this home is impeccably maintained. It combines generous family accommodation with an idyllic village lifestyle, creating a home of genuine distinction.

Inside, the accommodation has been thoughtfully enhanced to provide stylish contemporary living whilst retaining a warm and welcoming atmosphere throughout. This lovely home includes; entrance hall, dining kitchen, lounge, conservatory/sunlounge, utility area, 4 bedrooms and 3 bathrooms. The house is set in immaculate gardens and a double garage and off road parking are included.



The part glazed front door opens into the spacious entrance hall and a wc is found off. The staircase rises to the first floor from here and there are doors to the ground floor rooms. Quick step flooring is provided in here and into the kitchen. A cloak cupboard is found off the entrance hall.

The heart of the home is the stunning dining kitchen and dining area which was upgraded in 2022. There is a range of kitchen units with quartz worktops, a point for a range cooker and integrated appliances. A highly sociable breakfast bar is incorporated in to the kitchen space and there is plenty of space to dine or lounging, with lovely glazed sliding doors to the rear gardens, making this house a great choice for those who like to entertain outdoors and in. The utility space is found off the kitchen where there is a point for a washing machine and there is further storage





Glazed doors open into the lounge and with windows to the front and rear along with glazed doors to the conservatory, natural light floods the room and views can be enjoyed across the gardens. This lovely room has a cosy focal point for those winter months too with an ACR Rowandale multi fuel burning cast iron stove (2022) standing on a stone hearth with a beam effect over.

The sunlounge/conservatory has also been improved by the current vendors with a Superlite roof (done 2021). This lovely room has doors out to the gardens and is the perfect place to watch the garden through the seasons.







The staircase rises to the first floor landing where there are doors to the various rooms and access to the loft

The principal bedroom enjoys those gorgeous views over The Green. There is a lovely range of Hammonds fitted furniture. The ensuite is complete with a walk in shower, WC and was basin set in a unit along with a heated towel rail.

Bedroom 2 has views to the rear and also includes a range of fitted furniture. The ensuite includes a shower, wash basin set in a unit, WC and heated towel rail.

Bedroom 3 has views to the rear, whilst bedroom 4 looks out to the front





The double garage is detached and has electric up and over doors along with off road parking ahead of the garage space.

The highly attractive and well maintained gardens include areas of lawn and attractively stocked flower beds. There are also spaces to sit out and enjoy. The gardens are enclosed giving some peace of mind to a purchaser. We understand the garden has beautiful wisteria at the front and on the rear wall. There is also an apple and pear tree at the side with a new Indian stone patio.

Since the vendors purchased in 2021 the boiler has been replaced, a SupaLite roof added to the sun lounge / conservatory, 12 new windows, double glazed sliding door, new front door, underfloor heating in the main bathroom, TV aerial splitter, new alarm system by Pennine Aerials and Alarms, Eufy CCCTV, fibre, venting for a tumble dryer in the garage, outside power points front and back, woodstore and coal bunker, a section of the loft has been boarded to provide useful storage, power and light in the garage with electric 'up and over' doors, two new ensuite showers by the Original Shower company, timber gates by Lytham Timber, K-Rend to top half of the house, new kitchen units and appliances.

Location

Few Lancashire villages offer the charm and sense of community found in Wrea Green. Renowned for its picturesque setting and traditional village atmosphere, residents enjoy a wonderful balance of rural tranquillity and everyday convenience.

Within a short stroll are the highly regarded village primary school, local village store, cricket club and the popular Grapes public house and restaurant. Scenic walks can be enjoyed around the village green and surrounding countryside, whilst the nearby Ribble Estuary provides beautiful coastal walks.

For commuters, excellent road connections place Lytham, Kirkham, Preston and Blackpool within easy reach, with the M55 motorway providing convenient access towards Manchester, Liverpool and the Lake District. Rail services from nearby Kirkham & Wesham offer direct links to Preston, Manchester and London, making the location equally suited to professional buyers.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. Vaillant gas central heating boiler (fitted December 2021). Wall mounted electric meter and modern consumer unit (fitted 2022). ACR Rowandale multi fuel burning cast iron stove (2022). Ensuites were completed by the Original Bathroom Company in 2023.

Parking allocated and number of spaces : Parking is available on the driveway and in the double garage.

Construction Type : Brick construction with tiled roof, upper part of the house rendered with K Rend.

Building Safety: N/A

Restrictive Covenants : The wall at the south west boundary between The Meades and 1 The Brooklands.

Listed building : The property is not listed

Conservation Area / National Landscapes : Sat within Wrea Green Conservation Area.

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : See below

Planning Consents affecting the property : A list is provided in the property information questionnaire available from the agents. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: EE, Three available in the area

Mobile signal: EE, Three, 02 and Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [//tadpoles.stunts.move](https://tadpoles.stunts.move)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

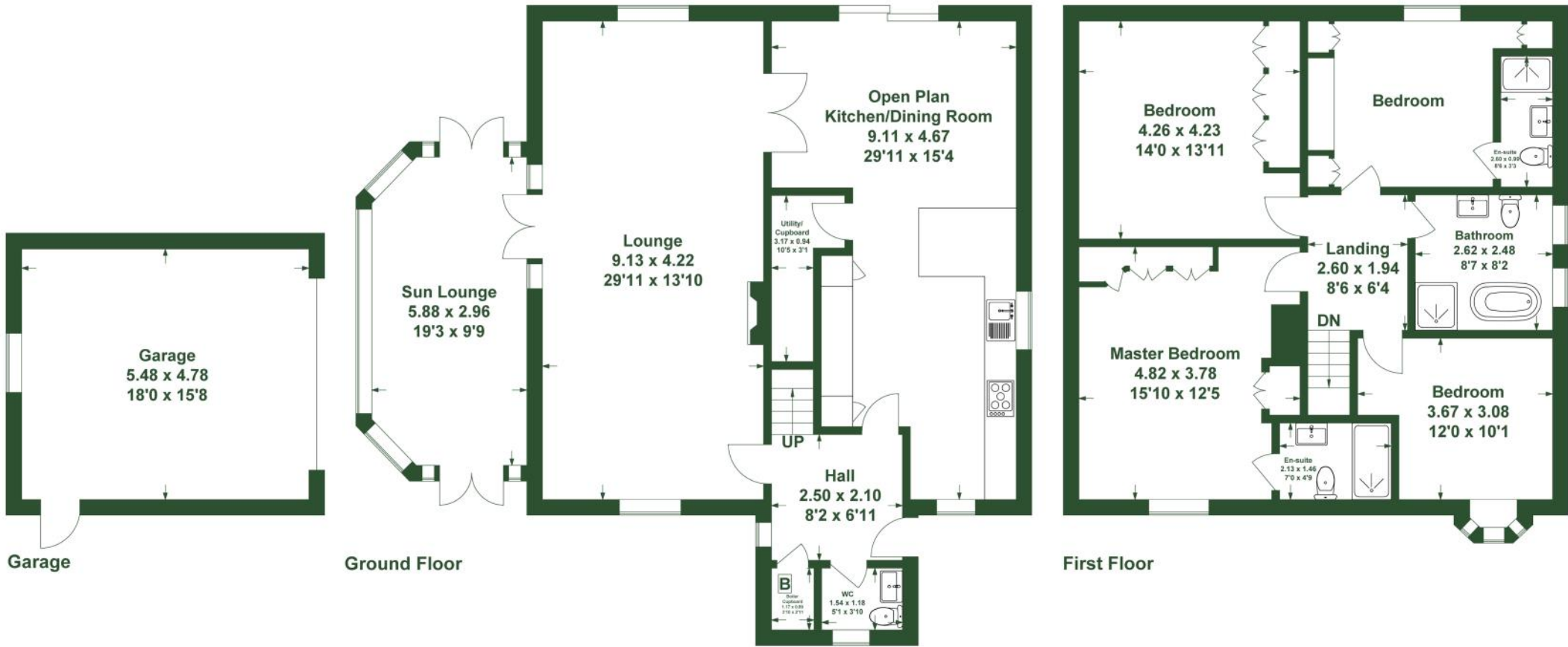
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 190.16 sq m / 2047 sq ft
Garage : 26.19 sq m / 282 sq ft
Total : 216.35 sq m / 2329 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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