



**37 Frobisher Drive, Lytham St. Annes**

Lytham St. Annes

Offers Over **£375,000**



## 37 Frobisher Drive

Lytham St. Annes, Lytham St. Annes

This extended, detached 4-bedroom house offers ample living space and is nestled in a serene residential area. Upon entering, you are greeted by a hallway leading to a living room, dining room, lounge, conservatory, and a spacious kitchen/diner. The ground floor also features a convenient bedroom and WC. Ascend to the first floor to discover three double bedrooms, a modern bathroom with walk-in shower, renovated in 2023, and access to the private roof terrace – perfect for enjoying sunsets or morning coffees. The master bedroom boasts fitted wardrobes with mirrored sliding doors with an additional walk-in wardrobe, adding plenty of storage space.

Outside, the property truly shines with its well maintained private enclosed garden to the rear. This outdoor oasis features a lawn, a captivating fish pond with a waterfall rockery, a flagged patio area ideal for alfresco dining, a wooden shed for storage, and convenient side gate access – perfect for relaxing or entertaining in style. The roof terrace, leading off from the rear Bedroom, offers wonderful views overlooking St. Annes Old Links golf course, an ideal spot for unwinding. This charming property offers a perfect blend of indoor comfort and outdoor tranquillity.

Completing this property is a driveway suitable for multiple cars, and the added convenience of no onward chain. Additional perks include a fully boarded loft and a boiler replacement in 2016, ensuring both comfort and practicality.

Council Tax band: D

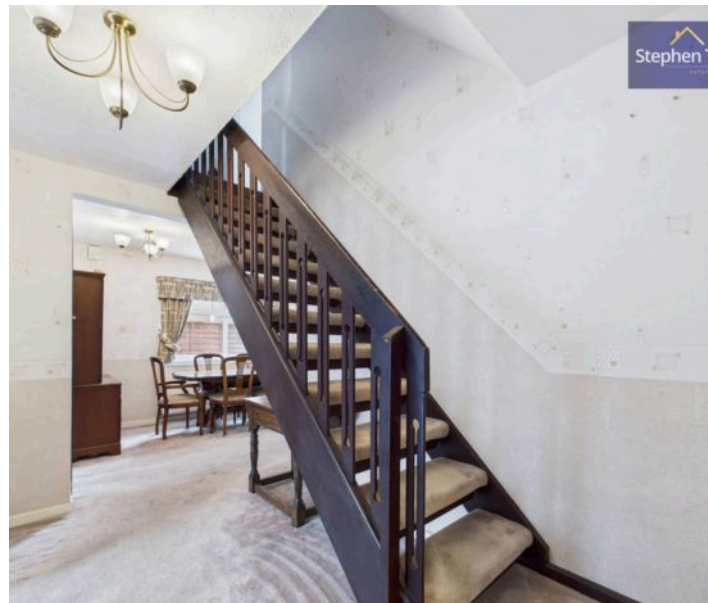
Tenure: Freehold







- Extended Detached Family Home Located In Quiet Residential Area
- Hallway, Living Room, Dining Room, Lounge, Conservatory, Kitchen/Diner, Bedroom And Ground Floor WC
- 3 Double Bedrooms, Modern Bathroom And Access To The Private Roof Terrace
- Private Enclosed West Facing Garden, Driveway For Multiple Cars
- No Onward Chain
- Bathroom Renovated In 2023





## Hallway

### Ground Floor WC

4' 5" x 3' 5" (1.34m x 1.05m)

### Living Room

15' 5" x 10' 11" (4.71m x 3.33m)

### Dining Room

13' 0" x 9' 9" (3.96m x 2.96m)

### Lounge

11' 1" x 8' 9" (3.38m x 2.66m)

### Conservatory

11' 0" x 10' 11" (3.36m x 3.34m)

### Kitchen/Diner

19' 7" x 9' 3" (5.98m x 2.81m)

### Bedroom 4

16' 8" x 7' 8" (5.08m x 2.34m)

### Landing

### Bedroom 1

7' 9" x 11' 4" (2.35m x 3.45m)

### Bedroom 2

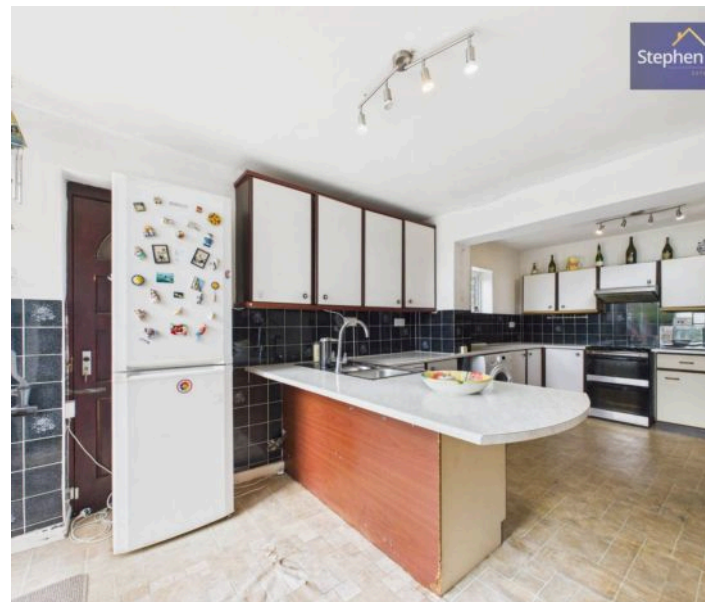
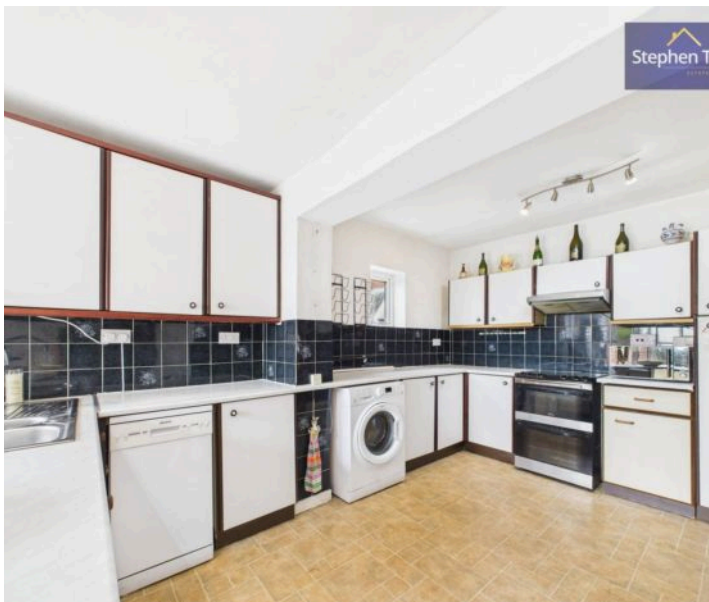
14' 2" x 8' 4" (4.33m x 2.55m)

### Bedroom 3

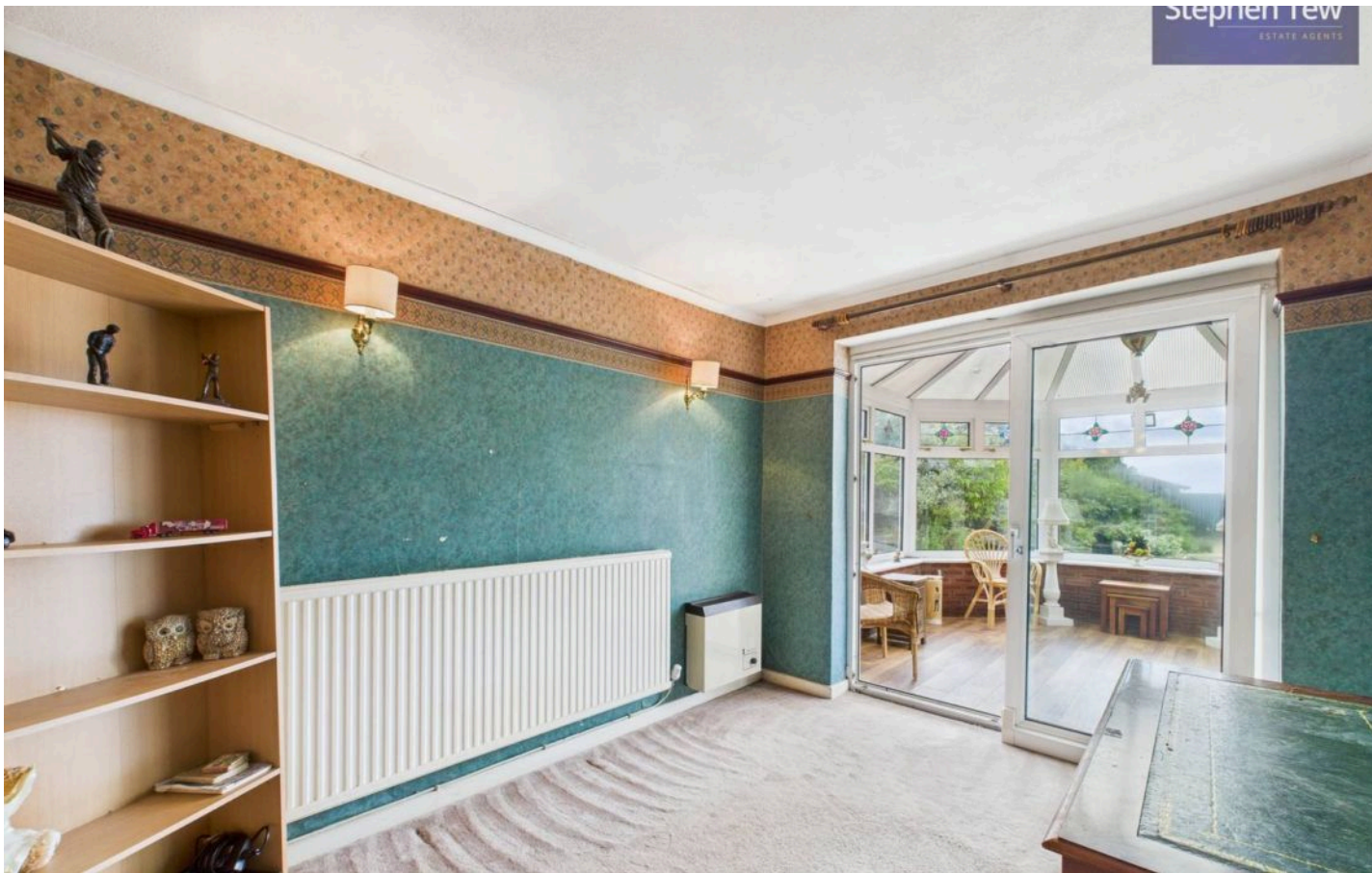
11' 3" x 8' 8" (3.43m x 2.64m)

### Bathroom

7' 9" x 7' 6" (2.35m x 2.29m)







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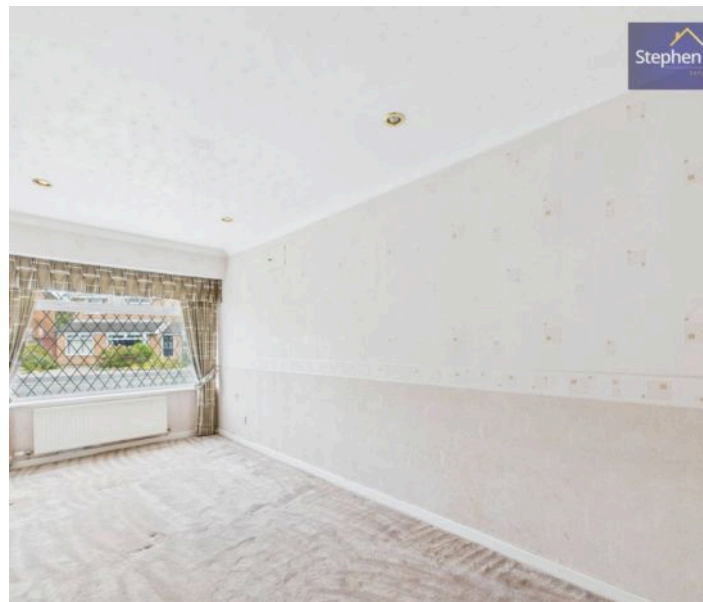
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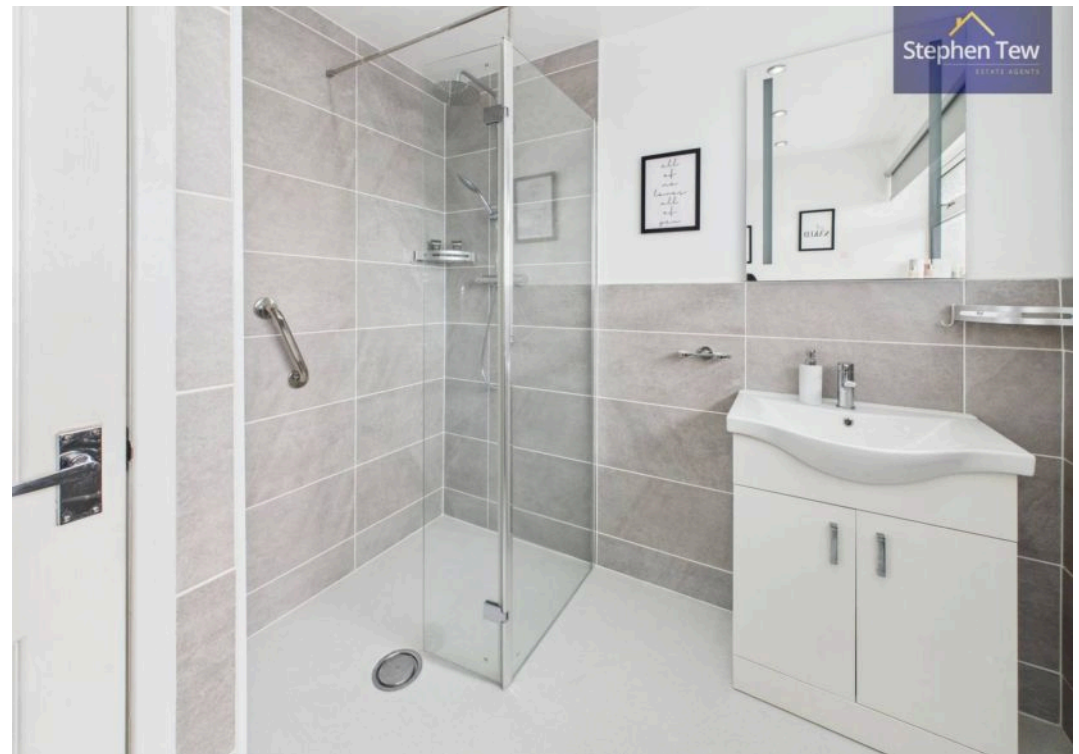
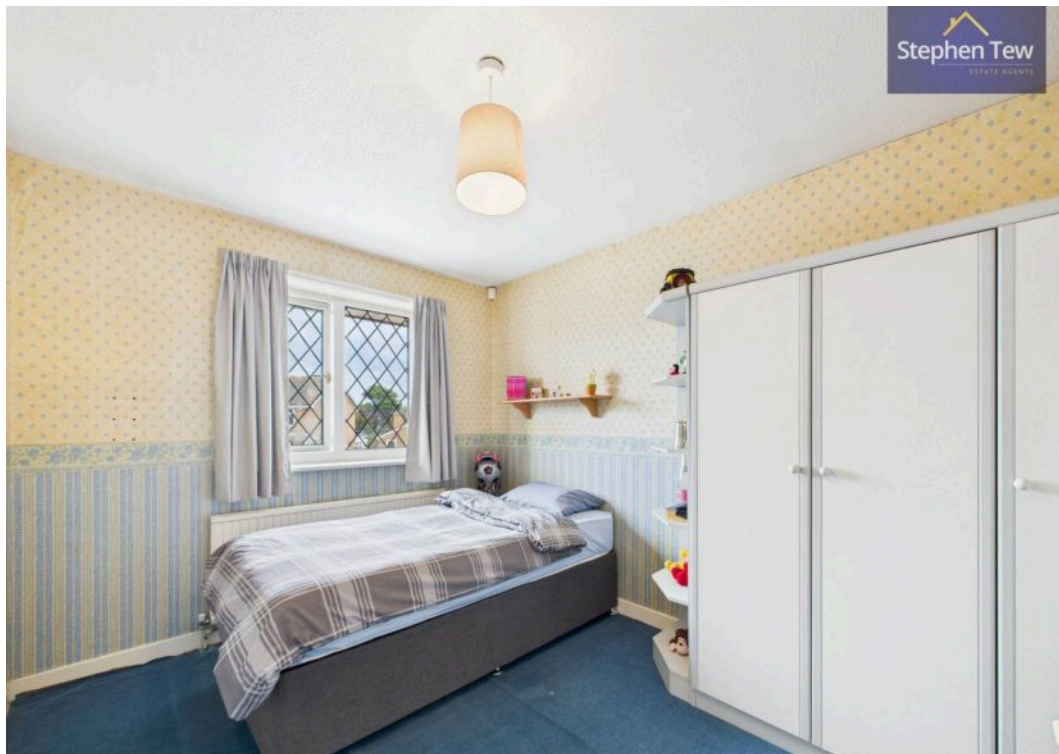
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## FRONT GARDEN

## REAR GARDEN

Private enclosed garden to the rear with laid to lawn with feature fish pond, flagged patio area, wooden shed for storage and side gate access.

## ROOF TERRACE

Roof terrace with views overlooking St. Annes Old Links golf course.

## DRIVEWAY

2 Parking Spaces





Floor 1



Approximate total area<sup>(1)</sup>

960 ft<sup>2</sup>

89.2 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 3 in

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

DISAFL 360



Floor 2



Approximate total area<sup>(1)</sup>

450 ft<sup>2</sup>

41.7 m<sup>2</sup>

Balconies and terraces

246 ft<sup>2</sup>

22.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

DISAFL 360





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