



10 Home Farm Close, Wray, Lancaster, Lancashire, LA2 8RG

Tucked away within the desirable cul-de-sac of Home Farm Close in Wray and boasting an impressive walled rear garden, is this spacious three bedroom link-detached family home. Offering contemporary finishes throughout, the stunning property provides tastefully decorated living accommodation across two floors, including a spectacular extended living room complete with bi-fold doors leading out to the inviting rear garden. Situated within the Forest of Bowland Area of Outstanding Natural Beauty, Wray has a thriving and diverse community and boasts a highly regarded local primary school, a post office, and a popular village pub. There is also a local shop, tea room and garden centre nearby and a good selection of secondary schooling that includes the Queen Elizabeth School in Kirkby Lonsdale and the Boys' and Girls' Grammar Schools in Lancaster. The desirable village also lies within a 15 minute drive to the M6 motorway and the historical city of Lancaster, making it an ideal semi-rural retreat for commuters. The internal layout briefly comprises on the ground floor of an entrance hall with vaulted ceiling, a modern fitted kitchen / diner with a handy utility room, a sizeable living room complete with feature fire place and log burner, a double bedroom and useful cloakroom / WC. To the first floor are two further double bedrooms, both with built in storage and a three piece bathroom suite. Externally, the appealing and private rear garden provides an excellent sized lawn with mature shrubbery and trees surrounding. To the front a detached single garage along with a lengthy driveway provides off road parking for at least three cars.



Ground Floor

Entrance Hall

7'6" x 6'9" (2.30 x 2.08)

Vaulted ceiling up to first floor, tiled flooring, radiator and ceiling lights.

Cloakroom / WC

6'10" x 5'2" (max measurement) (2.10 x 1.58 (max measurement))

Low flush wc and pedestal wash hand basin. Handy for coats and shoes, double glazed window to front, radiator and ceiling light.

Living Room

17'1" x 21'11" (5.23 x 6.7)

Extended living room complete with feature fire place and log burner, bifold doors leading out on to the rear garden, solid wood flooring, radiators and ceiling lights.

Kitchen / Diner

17'7" x 8'10" (5.38 x 2.70)

Modern fitted kitchen with a range of base and wall mounted units, four ring gas hob, integral electric fan oven, plumbing for dishwasher, space for fridge / freezer, sink and drainer unit. Double glazed windows to side aspects, radiator and ceiling light.

Utility

8'9" x 5'5" (2.69 x 1.66)

Plumbing for washing machine, further units, door leading out to rear garden, radiator and ceiling light.

Bedroom One

9'11" x 8'11" (3.03 x 2.72)

Double bedroom, could be used as a second sitting room if needed. Double glazed window to front aspect, radiator and ceiling light.

First Floor

Bedroom Two

18'4" x 10'4" (5.6 x 3.16)

Double bedroom. Built in storage cupboard, double glazed window to rear aspect, access to eaves storage, radiator and ceiling light.

Bedroom Three

12'0" x 6'11" (3.68 x 2.11)

Double bedroom. Double glazed window to front aspect, built in storage cupboard, radiator and ceiling light.

Bathroom

6'5" x 5'9" (1.96 x 1.76)

Three piece suite. Panel bath with shower over, low flush wc and pedestal wash hand basin. Tiled flooring & walls, towel radiator, Velux window, ceiling lights.

External

Bifold doors from the living room lead out to a gravel patio area, ideal for a table and chairs and potted plants. Steps leading up to the large walled garden area with excellent sized lawn, surrounded by mature trees and shrubbery. Also provides access to log store and side access to garage. Detached garage has a pitched roof and up and over door to the front. Driveway to the front of that allows for off road parking for at least two vehicles.





