HOUSECLUB
ESTATE AGENCY

12 Hawthorn Avenue, Brookhouse, Lancaster, LA2 9NS

Offers over £400,000

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Inside The Home

Entering the property through a brand-new UPVC double-glazed front door with soft-close hinges, you arrive into a bright and spacious porch. This attractive addition to the home has only been completed within the last few months. From the porch, you step into a light hallway which also benefits from useful under-stairs storage, ideal for keeping household items neatly tucked away. To the left, you will find the spacious lounge. The focal point of the room is the log-burning stove, creating a warm and inviting atmosphere, while large double-glazed windows allow plenty of natural light to fill the space. An open doorway at the rear of the room leads through to the dining area. Just off the dining area is a small office, ideal for those working from home, along with a door providing access to the rear garden.The current owners have thoughtfully enhanced the layout of the home by extending and reconfiguring the space to better suit modern family living. The dining area flows beautifully into the open-plan kitchen, which has been created by removing the former fourth bedroom to form a fantastic sociable space for the family. The kitchen features a central island, perfect for socialising, casual dining, and spending time together while cooking. To the rear of the property access through the kitchen, there is also a beautiful conservatory which the current owners had planned to use as an office. This versatile space could equally serve as a reading room, sunroom, or additional sitting area. The ground floor also benefits from a well-presented family bathroom. As the property is a dormer bungalow, the ground floor provides generous living space with well-proportioned rooms throughout.

To the first floor, you will find three double bedrooms. The master bedroom benefits from bespoke fitted wardrobes, handcrafted by a local independent company, along with its own ensuite bathroom. The two additional bedrooms both feature useful under-eaves storage and offer ample space for beds, study areas, or play space for younger family members.

The property is presented in immaculate condition, with the current owners having completed significant improvements including a new roof, full rewiring with a new fuse board, and a brand-new boiler fitted just two weeks ago, new flooring, decorating and new windows and landscaping the gardens.

This property would be ideal for families seeking a rural setting while still being within easy reach of Lancaster and local schools. It will also appeal to buyers looking to downsize to a spacious yet peaceful location.

Let's Take A Closer Look At The Area

The village of Brookhouse sits in the breath-taking Lune Valley, on the northern edge of the Forest of Bowland, Area of Outstanding Natural Beauty. Renowned for its countryside walks including the Crook O'Lune and the River Lune sitting at its heart, beautiful views can be admired. With a vibrant community surrounding this home, Brookhouse and Caton have a plethora of local shops, eateries and pubs, as well as highly regarded primary and secondary schools making this a perfect family area. With access to the M6 motorway via junction 34, and the excellent Bay Gateway, this property is perfectly placed for commuters, with access to Lancaster train station forming part of the West Coast Mainline.

Let's Step Outside

The property benefits from off-road parking for approximately four to five vehicles across two separate driveways, as well as a garage which is ideal for storage, garden equipment, a workshop, or even a potential hobby or "man cave" space. The home boasts a wraparound garden, mainly laid to lawn and complemented by a variety of bushes and trees. To the rear of the property there is a paved area where the bins are conveniently located. The current owners have also created an attractive seating area, complete with a pergola and a handmade bar, providing a fantastic space for enjoying the sunshine, outdoor dining, and entertaining guests.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN15555

Council Tax Band

This home is Band D under Lancaster City Council.

Viewings

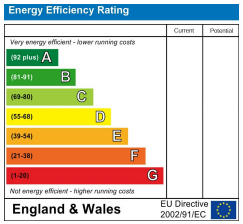
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

crusader



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