





Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Entrance Hall. With stairs leading to the first floor and a ground floor Study, providing an ideal space for home working or a peaceful home office.

The heart of the home is the spacious open-plan Living and Dining room, featuring stylish Karndean flooring and an excellent sense of space and light. UPVC double glazed sliding doors open into the conservatory, creating an additional reception space and providing a delightful connection to the enclosed rear garden.

The impressive Kitchen is both stylish and highly functional, fitted with a range of wall and base units, beautifully complemented by luxurious Quartz worktops and contemporary Kardean flooring. A range of fitted appliances includes a four ring gas hob with extractor above and an oven below, while a handy built-in storage cupboard provides excellent additional storage.

A separate Utility Room adds further convenience, offering plumbing for a washing machine, space for a tumble dryer and space for a fridge freezer, as well as ample storage space. A UPVC double-glazed door provides direct access to the rear garden. The ground floor is completed by a stylish and convenient WC.

To the first floor, three generously proportioned bedrooms can be found, each offering comfortable and versatile accommodation. The impressive family Bathroom has been thoughtfully designed as a luxurious retreat, featuring a deep bath and an extra-large walk-in shower, complemented by stylish

Combining stylish interiors, generous living accommodation and desirable outdoor space, this exceptional detached home offers an elegant and highly versatile lifestyle for modern family living.

Let's Take A Closer Look At The Area

Located in the popular area of Crag Bank on the outskirts of Carnforth, this offers a range of local amenities including

shops, three supermarkets, two doctors, two dentists and cafés, whilst the surrounding countryside provides excellent opportunities for walking and outdoor pursuits. With a range of highly regarded primary and secondary schools, transport links are excellent, with regular bus services connecting to the surrounding areas. For those traveling further afield, Carnforth train station provides easy access to the West Coast Mainline, with the M6 motorway less than a 10 minute drive away. With its combination of excellent transport links, local amenities, reputable schools and easy access to some of the most beautiful countryside, Crag Bank is an ideal location for modern family living.

Let's Step Outside

Externally, the property continues to impress, with a private enclosed rear garden providing an ideal space for outdoor entertaining, relaxation and family enjoyment. To the front, a driveway provides off-road parking for two cars, while the attractive views across the playing field create an appealing open aspect, with ample space for allowing little ones to run and play in an open environment.

Services

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

Tenure

The property is Freehold. Title number: LA693014.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

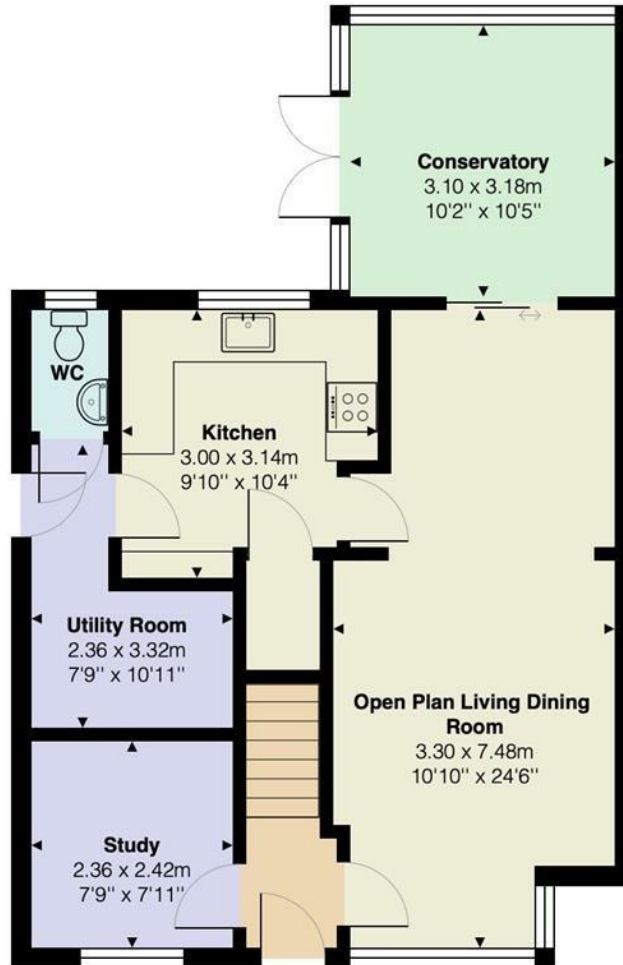
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

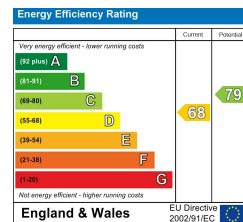
The Energy Performance Certificate is available to view online. For further information, please contact our office.







Total Area: 105.2 m² ... 1132 ft²



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