



## 14 Knowe Hill Crescent, Lancaster, LA1 4JY

A fantastic three bedroom detached house on a highly desirable cul-de-sac in South Lancaster. Excellent local primary and secondary schools are all in easy reach, making this a future-proof home for couples and young families. Nearby shops and supermarkets add to the convenience, with transport links to Lancaster city centre and the M6 motorway, great for commuters. You are perfectly placed to make the most of the stunning natural surroundings, with green spaces nearby including Williamson's Park, Greaves Park and Lancaster canal, great for exercising and dog walking.

The property offers well-proportioned living and sleeping spaces, with two reception rooms on the ground floor perfect for hosting family and friends. A well-presented kitchen with integrated appliances means you can move in with no major works needed. The rear of the house backs onto open fields, providing green views from the bedrooms, a beautiful sight to wake up to each day. The well-maintained rear garden features established trees and bushes, with a shed and access to the detached garage, great for gardening enthusiasts, with a lawned front garden and three car block-paved driveway to the front.

An excellent house for couples, professionals and families, it is just waiting for you to add your mark and create your stunning new home!

Contact us today to book a viewing.



## Ground Floor

### Hallway

**14'11" x 5'9" (4.55 x 1.77)**

An entrance hall greets you as you enter the property through the black UPVC front door. A striking red carpet contrasts against the white painted walls giving a bright, welcoming entrance to the home. A single panel radiator sits against the wall with a meter cupboard beside housing the smart meter for the property.

### Reception 1

**21'9" x 11'10" (6.65 x 3.62)**

An expansive reception room sits at the front of the house, with a large double glazed window taking in views of the lawned front garden. A cream carpet flows through the space and offers ample room for multiple seating and storage options, making it a great space for hosting friends and family. Two single panel radiators provide added comfort, with a modern gas fire in a white fireplace forming the focal point of the room. With neutral decor, it is a blank canvas ready for you to create your perfect living room setup.

### Reception 2

**11'6" x 10'11" (3.53 x 3.33)**

A second reception room sits at the rear of the house, currently used as a dining room but could also be repurposed into a fourth bedroom. A double glazed window on the rear aspect offers views across the garden to the open field behind and provides plenty of natural light throughout the day. A single panel radiator is mounted beneath the window above the cream carpeted floor. A central ceiling light and plug sockets complete this versatile room that you can tailor to your needs.

### Kitchen

**9'10" x 9'10" (3.01 x 3.00)**

A well-proportioned kitchen benefits from a large double glazed window on the rear aspect that looks out to the greenery of the garden and field behind. Appliances include a five ring Bosch gas hob, double Bosch oven, integrated fridge and freezer and under counter space for a washing machine and dishwasher (non-integrated appliances up for negotiation). A sink and drainer sits beneath the window, with a ceramic tiled backsplash and ceramic tiled floor giving an attractive and practical surface for busy households. An external door leads out to the rear garden allowing the room to be opened up in the warmer months.

### WC

**6'3" x 3'0" (1.93 x 0.93)**

A WC on the ground floor is ideal for visitors and small children, and features a low flush toilet and floating sink unit. Tiled walls, the lower half blue and the top half white, make this a practical space, with a frosted double glazed window on the rear aspect providing daylight and a central ceiling light for the evenings.

## First Floor

### Bathroom

**6'10" x 5'3" (2.09 x 1.62)**

A bright bathroom on the first floor services the main sleeping spaces, with a frosted double glazed window on the rear aspect providing natural light. The walls and floor are fully tiled with ceramic tiling with a single panel radiator beneath the wall-mounted mirror, shelf and towel rail. The suite includes a bathtub with overhead shower, pedestal sink and a low flush toilet. A central ceiling light completes the practical main bathroom.

### Bedroom 1

**18'8" x 9'4" (5.70 x 2.87)**

A well-proportioned double bedroom spans the side of the house, with dual aspect double glazed windows taking in views of the fields behind providing a beautiful view to wake up to each day. Laminate flooring runs through the room, with spotlights in the ceiling above. A single panel radiator creates a warm welcoming bedroom, with ample room on the floor for a double bed, freestanding wardrobes and space for additional seating and units. There's no shortage of storage space, with two built in cupboards, one with hanging space and shelving, the second housing the Potterton boiler and hot water tank for the property. There is also access to the eaves for further storage space, and a hatch in the ceiling to access the attic, great for bulkier items and long term storage..

### Bedroom 2

**13'10" x 8'0" (4.22 x 2.44)**

A good sized double bedroom at the rear of the house boasts dual aspect double glazed windows, filling the room with daylight and providing green views of the fields behind. Laminate flooring gives a clean, contemporary feel with a single panel radiator for added warmth. There is ample room for a double bed and storage solutions, so you can create your perfect second bedroom.

### Bedroom 3

**10'3" x 9'9" (3.14 x 2.99)**

A third double bedroom offers a versatile room, whether kept as a bedroom or utilised as a home office, hobby room or nursery. Cream carpeting runs through the room, with a single panel radiator and double glazed window on the rear aspect providing field views. There is access to the eaves for storage and ample room for a double bed and storage units beneath the high sloped ceiling.

### Attic

An attic above the house offers additional storage space for larger items and long term storage. Accessed by a hatch in the ceiling of the master bedroom, it's ideal to keep the house clear and clutter-free.

### External

### Garage

**18'0" x 9'6" (5.50 x 2.90)**

A detached garage has been reroofed in the last six months so offers a safe, dry space for vehicles, storage or a home workshop. With power

and plumbing it's an ideal utility space, keeping appliance noise and laundry mess out of the main home. A double glazed window on the side aspect provides daylight and looks out into the rear garden, with an up and over door to the front.

### Rear Garden

A lawned rear garden with a paved seating area offers the perfect place to soak up the sun and host friends and family during the warmer months. Established trees and bushes offer shade and privacy from the neighbours, with the rear of the garden backing onto open fields so you'll forget you're within easy reach of the bustling city centre. A small beck runs across the back of the garden, adding to the natural feel. A great space for gardening enthusiasts, there is an external sockets and tap, making it convenient to run garden equipment. A shed provides space for tools and toys, with the detached garage beside offering space for larger items and gardening supplies. Fenced on all sides, with an access gate either side of the house, it's a safe and secure space for young children and pets to enjoy.

### Exterior

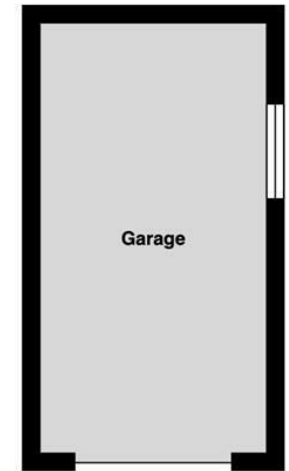
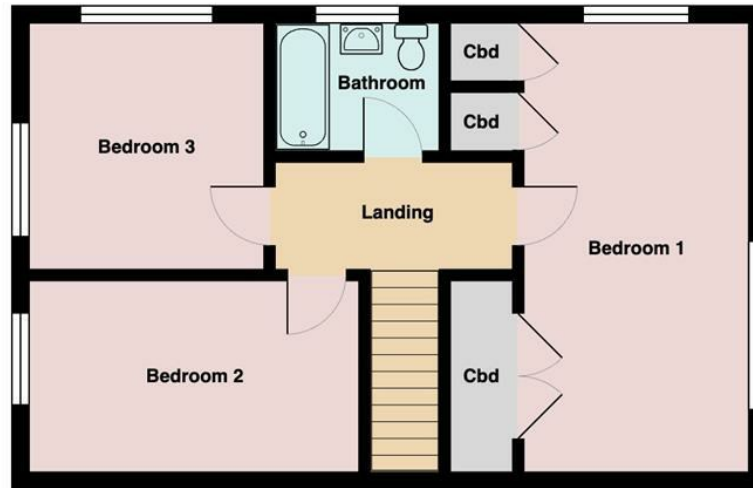
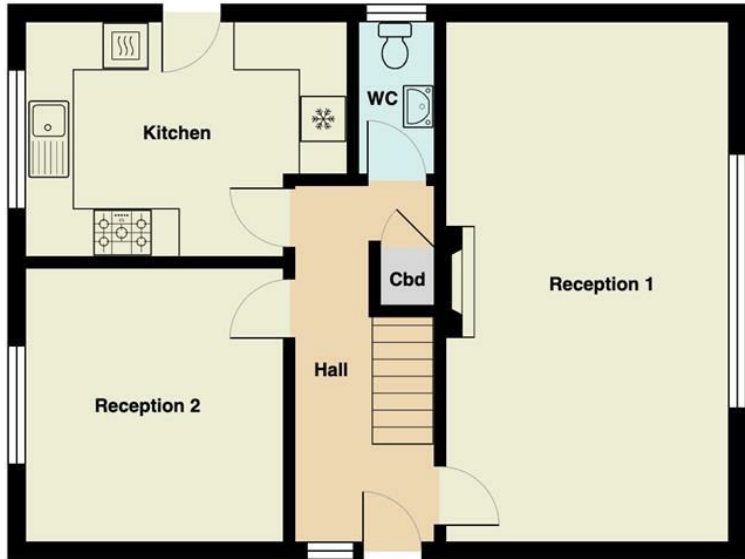
The front of the property boasts excellent kerb appeal with a lawned front garden and block paved driveway running down the side of the house offering off-road parking for three vehicles. The soffits and fascias have been recently replaced, giving the frontage a fresh look, with the house positioned on the corner of a quiet, family friendly cul-de-sac.

### Additional Information

Freehold. Council Tax Band D. Sold with no onward chain.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	70

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