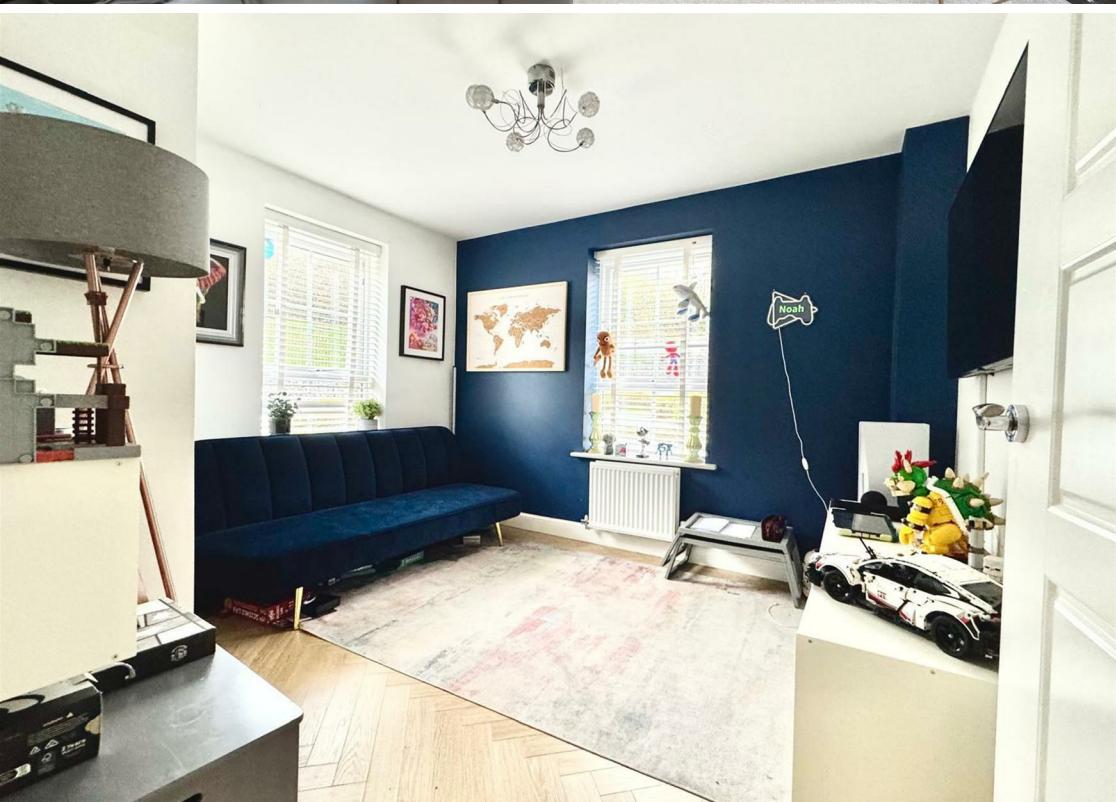




34 Dennison Close, Lancaster, LA1 3SX

£415,000



Inside The Home

Entered via a composite double glazed door, a welcoming and spacious Entrance Hall awaits. With built in storage cupboards and a handy ground floor WC, feature herringbone laminate flooring sweep through this immaculate home. To the right, a generous Living Room can be found with UPVC double glazed doors providing access to a secure rear garden. A beautifully light and bright second reception can also be found providing a versatile space. Currently used as a play room, this could also be used as a Dining Room or an ideal work from home office space. Completing the ground floor, a modern fitted Kitchen can be found to rear. Fitted with a range of wall and base units with a complementary central island providing an excellent breakfast dining area. Fitted appliances include a four ring gas hob with a high rise oven, as well as a dishwasher and integrated fridge & freezer. UPVC double glazed French doors provide access on to the rear garden, perfect for entertaining or watching little ones run and play freely.

The first floor is accessed by a central staircase located in the Entrance Hall. A spacious landing provides access to the bedrooms and the bathrooms of this well-proportioned home. A truly exquisite principal bedroom can be found at the head of the stairs, fitted with built in wardrobes to complement. With a handy ensuite Shower Room and UPVC double glazed windows, this beautiful space is showered with ample natural light. Three further well-proportioned bedrooms and a modern three piece bathroom suite can be found, providing plentiful space for a growing family.

Beautifully presented, this home is move in ready and provides the perfect backdrop for family togethers as well as quiet nights in. Simply superb.

Let's Take A Closer Look At The Area

Located on Dennison Close in the near the iconic Williamson Park, this home is furnished with a plethora of local and national shops, eateries and pubs, as well as handy access to local landmarks such as the historic Lancaster Canal. Dentists and doctors surgeries can be found, as well as easy access onto the M6 Motorway and the West Coast Mainline Train Station of Lancaster, providing excellent access further a

field. With well regarded primary and secondary schools close by including the local Grammar Schools, two universities and simply access to the Royal Lancaster Infirmary, this home caters for all.

Let's Step Outside

Occupying a brilliant corner plot, To the front a beautifully presented wrap around garden can be found, with planted borders and a delightful pathway leading to the front door. To the rear, a large part walled garden can be found, mainly laid to lawn with two separate flagged patio seating areas, perfect for alfresco dining or simply enjoying a morning coffee. There is also direct access into a generous garage, located at the rear of the garden. This handy space is fitted with light and power and has off road parking directly in front. Additional on street parking is also available.

Services

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

Tenure

The property is Freehold. Title number: LAN205306.

Council Tax

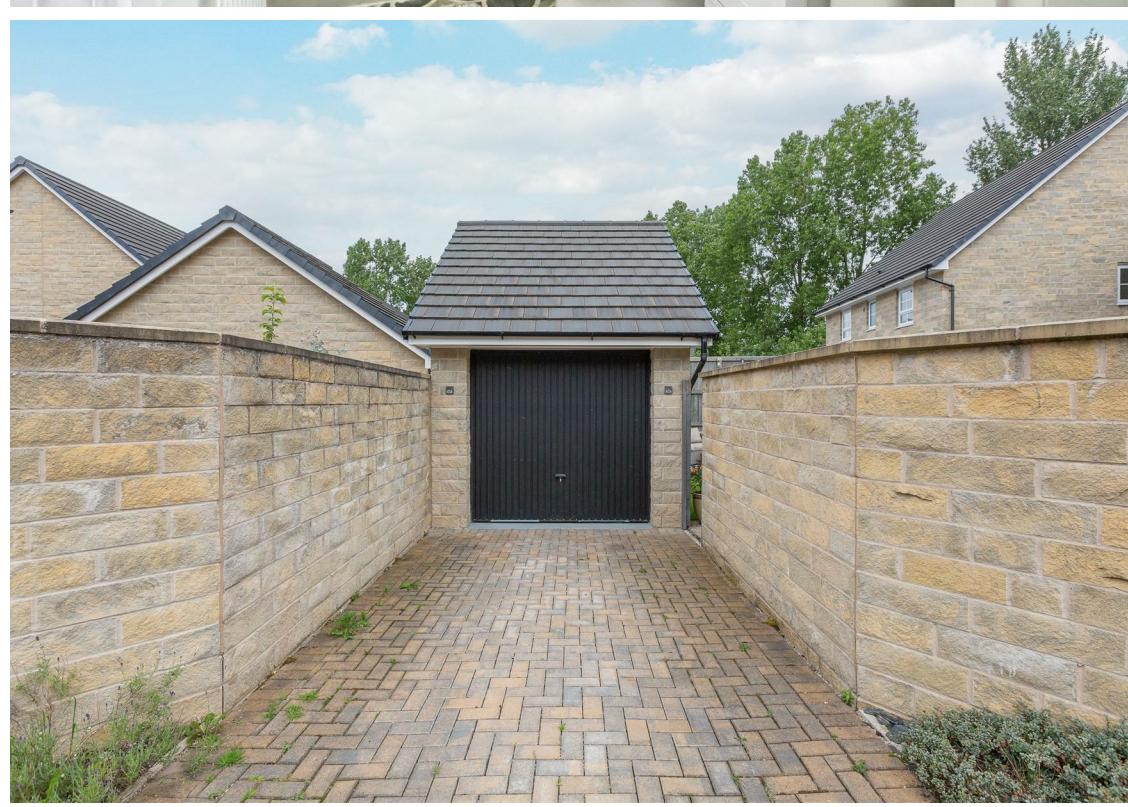
This home is Band E under Lancaster City Council.

Viewings

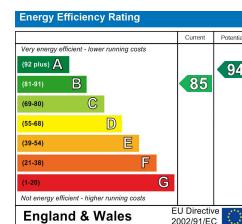
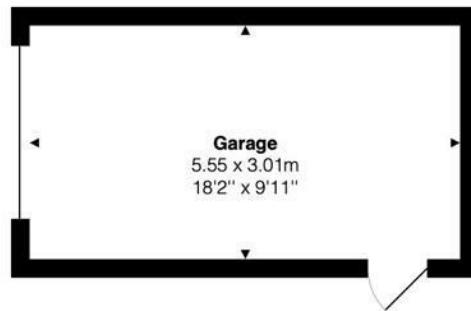
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







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