



## 45 Masonfield Crescent, Lancaster, LA1 3SR

A well-proportioned, move in ready four bedroom semi-detached townhouse on the highly desirable Standen Gate development in Lancaster. Situated in a convenient South Lancaster location, with easy access to shops, schools and green spaces, it's the perfect home for families, professionals and retirees. You are within the catchment area for excellent local primary and secondary schools, with two universities a short drive away, providing a future proof base for busy families, with playgrounds at the end of the road on this family-friendly estate.

The property is well-proportioned and contemporary, with new flooring and boiler added in 2020, allowing you to move in and start your new chapter with ease. The ground floor features a large open plan living, dining and kitchen space, with a WC by the entrance, making it the ideal space to host get togethers with friends and family. The top two floors consist of four inviting double bedrooms, serviced by a modern family bathroom, with the main bedroom boasting a dedicated ensuite. An attic space above the house, multitude of storage cupboards and a detached garage provide plenty of room for storage to keep the clean, modern feel of the home. A low-maintenance rear garden offers space to sit out and soak up the sun, with paved patios, planting beds and open sky behind.

This well-presented, spacious house is just waiting for you to add your touch and settle into your exciting new home. Contact us today to book a viewing!



## Hall

**5'10" x 3'4" (1.79 x 1.03)**

An entrance hall greets you as you enter the property and offers space for outdoor shoes on the ceramic tiled floor. An external door leads in from the front, with a glass-paned internal door to the main living area and an internal door into the WC. A bright, practical space, with a central ceiling light, it's a welcoming entranceway into the home.

## Reception Room

**14'6" x 14'6" (4.43 x 4.42)**

A large open plan living and dining space spans the ground floor, with a double glazed window on the rear aspect providing natural light and taking in views of the rear garden. Dark wood laminate flooring flows through the space, offering ample room for sofas, dining table, side tables and storage solutions, so you can configure the room to fit your lifestyle. Perfect for hosting friends and family, there are French doors out to the rear garden, allowing you to open up the room and extend the entertaining space during the warmer months.

## Kitchen

**12'7" x 7'8" (3.86 x 2.35)**

A modern kitchen sits to the front of the house, open to the main living area at the rear. Integrated appliances include a Lamona double oven, four ring gas hob, extractor fan, Samsung fridge freezer, Indesit dishwasher plus under-counter space and plumbing for a washing machine. There's no shortage of storage space, with over and under counter cabinetry on both sides, great for storing food items and cooking equipment, with an inset sink and drainer by the double glazed window on the front aspect. Dark wood laminae flooring ties the space to the open plan reception room, making it a great space for hosting dinner parties and family meals. Light blue tiling contrasts against the neutral painted walls, adding a pop of colour to the contemporary kitchen space.

## WC

**3'10" x 3'2" (1.17 x 0.98)**

A valuable WC on the ground floor is perfect for visitors and small children. Accessed through the entrance hall, the room consists of a low flush toilet, sink with storage below, single panel radiator and a central ceiling light. A frosted double glazed window on the front aspect provides daylight, with a vinyl floor giving a practical, stylish finish.

## FIRST FLOOR

### Landing

**9'9" x 6'5" (2.99 x 1.96)**

### Bedroom 1

**14'7" x 12'0" (4.46 x 3.66)**

A well-proportioned double bedroom on the first floor forms the master bedroom suite, with a dedicated en-suite bathroom to the rear. The room boasts two double glazed windows with a single panel radiator in between, set above the wood laminate flooring. Freestanding wardrobes

offer space for clothes and accessories to keep the sleek modern feel of the home. Multiple plug sockets and a TV aerial point allow you to set up the room to fit your lifestyle.

### Ensuite

**6'5" x 5'0" (1.97 x 1.54)**

A large dedicated en-suite sits off the main bedroom and features a low flush toilet, sink unit with storage below plus a tiled shower enclosure with a wall mounted waterfall shower head. Cream vinyl flooring and crisp painted walls add to the sense of space and provide a stylish, contemporary feel.

### Bedroom 2

**14'7" x 8'10" (4.45 x 2.71)**

Situated on the first floor is a versatile room whether used as a well-proportioned bedroom, secondary living room or office space. Two sets of French doors on the rear aspect offer green views of the fields behind and provide access to the two Juliette balconies, allowing the room to be opened up in the warmer months. Laminate flooring flows through the room, with neutral painted walls giving a bright, airy feel. A single panel radiator is mounted to the wall, with a central ceiling light completing the bright, versatile room.

## SECOND FLOOR

### Landing

**9'8" x 6'5" (2.95 x 1.96)**

### Bathroom

**7'8" x 7'2" (2.34 x 2.19)**

A modern three piece bathroom suite includes a low flush toilet, sink with storage below and a bathtub with overhead shower attachment. Cream vinyl flooring provides a stylish and practical base, with a fitted countertop offering space for toiletries and beauty products. A double panel radiator sits beneath the counter, with a central ceiling light and wall mounted light completing the modern space.

### Bedroom 3

**14'6" x 10'8" (4.43 x 3.27)**

A large double bedroom with two double glazed windows in the rear aspect taking in views across the fields, a beautiful vista to wake up to each day. There is ample room on the fresh cream carpeted floor for a double bed, wardrobes and a desk, so you can configure the room to suit your needs. A double panel radiator sits between the two windows with a pendant ceiling light at the centre of the room. A drop down hatch in the ceiling provides access to the attic.

### Bedroom 4

**14'8" x 8'11" (4.48 x 2.72)**

A carpeted double bedroom at the front of the house benefits from two double glazed windows, letting in plenty of natural light. A single panel radiator is mounted below for added comfort. There's ample floor area for

a double bed, storage units and a desk, giving you flexibility in its configuration. Tastefully decorated, with a central pendant light, it's a great bedroom space for relaxing in the evenings.

### Attic

An attic space above the house is accessed via a hatch in the ceiling of bedroom 3 with a fitted fold down ladder. A fantastic storage space, it features two lights and part boarding, great for bulky items and long term storage with space amongst the rafters for additional boarding to extend the useable space.

## EXTERNAL

### Rear Garden

A well-proportioned rear garden offers a private space to soak up the sun and enjoy the warm weather with friends and family. Designed to be low maintenance, with paved seating areas and gravel borders, with planting beds either side, you can enjoy the outdoors without the hassle of upkeep. Fenced on all sides, with a secure rear gate to the detached garage, it's a safe space for young children and pets to enjoy. There is an outdoor tap plus an external socket and hardwired security light, great for garden maintenance and outdoor equipment.

### Garage

A detached garage sits behind the property, with a driveway running up the side of the house and access from a gate from the rear garden, it's a brilliant addition to the home. Whether used for vehicles, storage or a home workshop, you can design the space to fit your needs. An up and over door from the front leads into the well-proportioned space, with power and lighting, meaning it could also be used to house household appliances, there is storage space in the rafters and ample room on the concrete floor for work benches and shelving. There is off-road parking for one car to the front, great for unloading shopping.

### Exterior

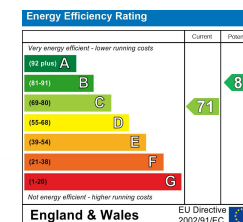
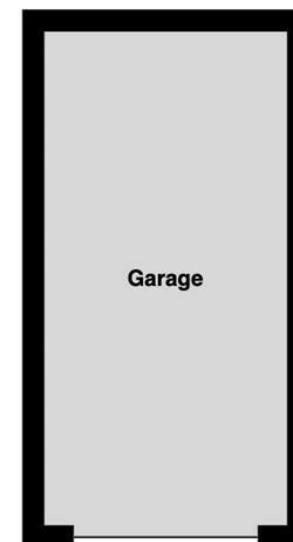
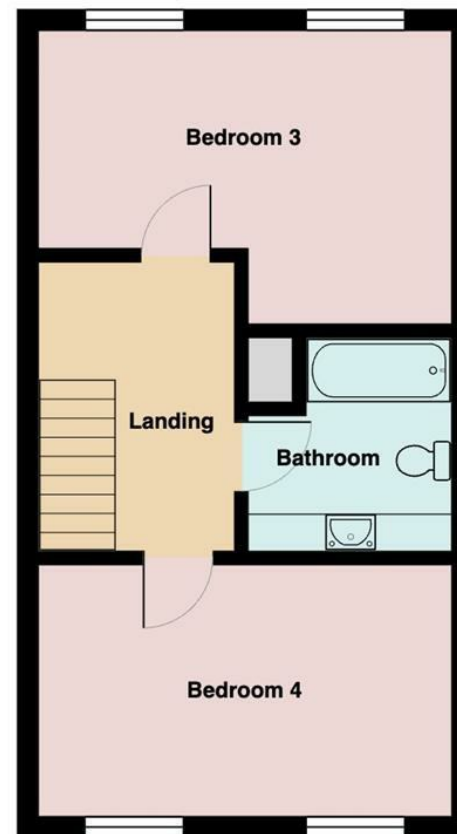
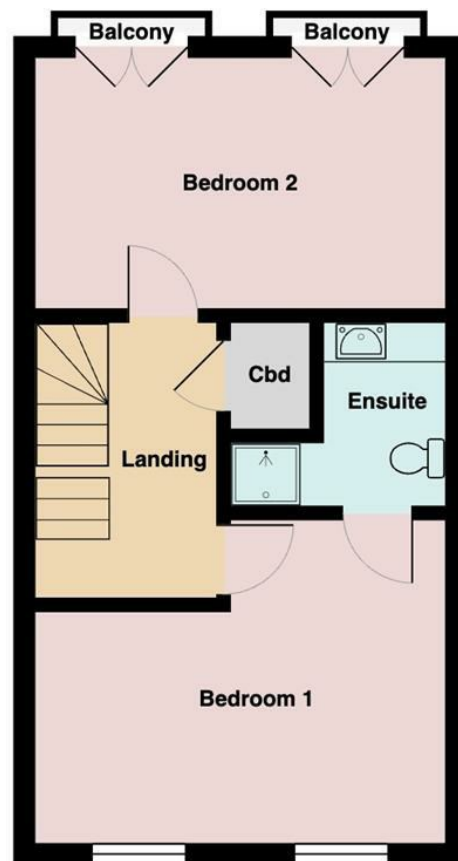
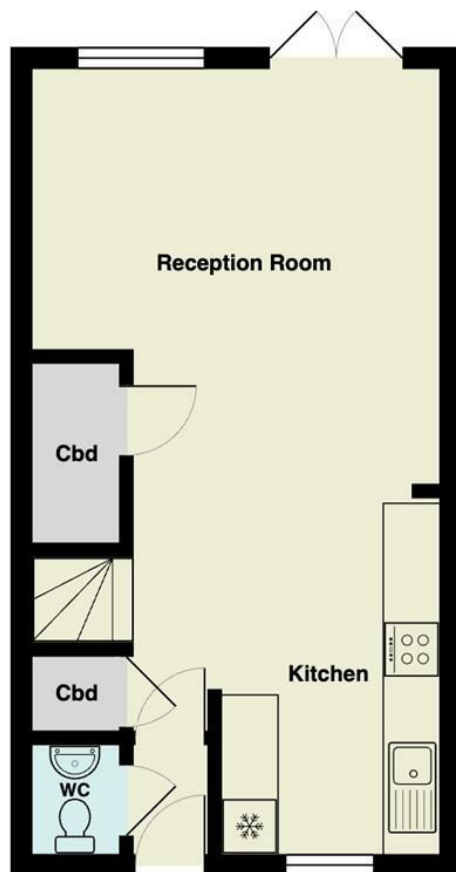
The front of the property boasts excellent kerb appeal, with a small lawned front garden separating it from the block-paved street and paved pathway leading to the front door. A driveway runs up the side of the property providing access to the detached garage and off-road parking to the rear.

### Additional Information

Council Tax Band D. Built in 2002. Freehold.







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