



## 16 Redruth Drive, Carnforth, LA5 9TT

A fantastic example of a spacious detached home, located in a family orientated area. This light and bright extended property has open plan living spaces including a sizeable Orangery, four/five bedrooms and two bathrooms. With rooftop views towards Morecambe Bay and the Lakeland Fells, as well as a secure rear garden perfect for alfresco dining. Offered to the market with No Chain.

Located on Redruth Drive in the popular area of Crag Bank, Carnforth, this fantastic home caters for a number of buyers. With highly regarded local primary and secondary schools, the M6 motorway a short drive away and Carnforth Train station within a 10 minute walking distance. With a multitude of local shops, eateries, pubs and supermarkets, as well as doctors, dentists.... you name it, and its likely Carnforth will have it. The historic Lancaster Canal provides an excellent scenic walk linking Carnforth with Lancaster city centre and the surrounding countryside.



## Ground Floor

### Entrance Hall

Entered via a UPVC double glazed door, this leads into an entrance hall. With stairs leading to the first floor, laminate wooden flooring and a radiator.

### WC

**5'9" x 3'1" (1.76 x 0.95)**

Fitted with a two-piece suite consisting of a WC and wash hand basin. With a UPVC double glazed window, laminate wooden flooring and a radiator.

### Study/Fifth Bedroom

**10'3" x 8'1" (3.14 x 2.48)**

Originally the kitchen for this home, this spacious room has many uses. A perfect study, hobby room or simply a fifth bedroom. Fitted with a UPVC double glazed window, laminate flooring and a radiator. There is also a built-in utility cupboard, with plumbing for a washing machine and space above it for storage.

### Living Room

**15'0" x 15'3" (4.59 x 4.67)**

An inviting and welcoming space, perfect for any growing family. An open plan room, with UPVC double glazed doors leading into the Orangery, and a UPVC double glazed window allowing ample natural light to fill the room. With laminate wooden flooring and a radiator. This opens into:

### Breakfast Kitchen

**16'11" x 8'6" (5.18 x 2.60)**

Originally the garage for this home, this room was converted and opened in approx. 2018. Fitted with a range of wall and base units with a complementary Quartz worktop over, with a breakfast bar area and a stainless-steel sink unit with mixer tap and drainer. Fitted appliances include an electric high rise double oven with a four-ring ceramic hob and extractor above, an integrated dishwasher, stylish wine fridge and a fitted fridge freezer. With a UPVC double glazed window to the front, UPVC double glazed French doors to the rear, downlighters, tiled flooring and a radiator.

### Orangery

**13'5" x 12'8" (4.09 x 3.87)**

Constructed in approx. 2017, this versatile room is beautifully light and airy. With a mixture of UPVC double glazed window and an orangery glass roof, this room has ample natural light. With UPVC double glazed French doors leading out into the rear garden, wooden laminate flooring and a radiator. This all-weather room can be used throughout the year as it is fitted with UV glass to help cool the room in the summer months and heating to make sure the room can be fully used during winter. An excellent addition to the home and is currently used as a Dining Room.

### First Floor Landing

Stairs lead from the entrance hall to a first floor landing. With access to a loft space and doors leading into the bedrooms and family bathroom.

### Bedroom One

**11'6" x 10'0" (3.53 x 3.06)**

A bright and spacious room, fitted with a UPVC double glazed window with rooftop views towards Morecambe Bay and the Lakeland Fells. With a useful built in over-stair storage cupboard and a radiator.

### Ensuite Shower Room

Fitted with a three-piece suite consisting of a WC, wash hand basin and shower cubicle. With a UPVC double glazed frosted window, tiled walls and flooring, an extractor fan and radiator.

### Bedroom Two

**14'6" x 8'5" (4.42 x 2.59)**

Another large and spacious room, fitted with a UPVC double glazed window with rooftop views towards Morecambe Bay and the Lakeland Fells and a radiator.

### Bedroom Three

**9'0" x 7'10" (2.76 x 2.40)**

A generous sized room, fitted with a UPVC double glazed window overlooking the rear garden and a radiator.

### Family Bathroom

**8'3" x 5'6" (2.53 x 1.70)**

Fitted with a three-piece suite consisting of a WC, wash hand

basin and a bath with a shower over and tiled surround. With an extractor fan, and radiator.

### Bedroom Four

**7'5" x 6'9" (2.27 x 2.08)**

The smallest of the bedrooms but still a good-sized room. Fitted with a UPVC double glazed window overlooking the rear garden and a radiator.

### Outside

To the front of the property there is a block paved driveway providing off road parking for approximately 2/3 cars. To the rear, a private laid to lawn garden can be found, with raised patio terraced area perfect for alfresco dining. With mature shrubs and planted borders. This fantastic space is perfect for a range of buyers from those with young families, to older teens. With secure wooden fencing making this a lovely private garden. With a wooden gate to the side providing access to the front of the property. Simply superb.

### Services

Mains electric, mains gas, mains water and mains drainage.

### Council Tax

Band D - Lancaster City Council.

### Tenure

Freehold.

### Viewings

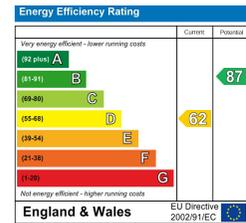
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