







## Inside The Home

Entered via a UPVC double glazed door, a light and bright entrance hall welcomes you in to this beautiful home. To the left, a spacious yet cosy Living Room can be found, with a UPVC double glazed window providing ample natural light. Views of the surrounding countryside can be enjoyed from the warmth and comfort of this impressive room.

Proceeding along the Entrance Hall, the master Bedroom can be found, with bespoke fitted wardrobes and matching soft close drawers, and access to an Ensuite Shower Room, with a generous walk in shower. The family bathroom is also located off the Hall and is fitted with a modern three-piece suite incorporating a bath with a shower over, and excellent finishing features such as a light up mirror. In the Hall, there is also a large built in cupboard providing ample additional storage.

The heart of this home is located in the superb Dining Kitchen, which is fitted with a range of wall and base units, with integrated appliances which include a high-rise oven, a fridge freezer, a four ring gas hob with an extractor above and a dishwasher. This beautiful space is perfect for those who love to entertain family and friends, with UPVC double glazed French doors providing access to the rear garden, perfect for a warm summers day and a BBQ. A handy Utility Room can also be found, with plumbing for a washing machine, space for a tumble dryer and housing a gas central heating boiler. A further two bedrooms can also found, with the second bedroom fitted with large sliding wardrobes providing further storage.

This beautiful home is move in ready and has excellent finishing features such as a professionally installed Alarm system, electric blinds to two bedrooms. This provides a range of purchasers with peaceful, accessible living, with wider door casings there is ample space for wheel chair users to live with independence.

## Let's Take A Closer Look At The Area

Located in the south Lancaster village of Ellel, nestled in the village of Galgate, this beautiful village was once a thriving silk industry, with many of the original factory's still standing

proud today. An attractive marina gives the village a wonderful quintessential English charm, as well as the variety of local shops and a vibrant village community hall. Excellent transport links can also be found, with local bus services providing access in and around the city of Lancaster, a West Coast mainline train station as well as Junction 33 of the M6 motorway a 5 minute drive away. With a host of doctors surgeries, dentists and pharmacies located in Lancaster, this property is well connected.

## Let's Step Outside

To the front of the property, a laid lawn garden can be found with planted borders and a double driveway providing off-road parking for two cars. This leads to an attached garage with light and power as well as a charge charging point, and access to one side of the property via a secure wooden gate. Across the private cul-de-sac, directly in front of this impressive home, the garden extends to a further lawned area, with an east/westerly outlook where the sun can be enjoyed for most of the day. This provides an open outlook for the home where an abundance of wildlife can be observed. This home also benefits for many communal lawned areas, which is maintained as part of the maintenance charges, however neighbours also contribute to the upkeep of this beautiful housing development.

To the rear of this home, wooden fencing provides a safe and secure rear garden, perfect for rest and relaxation. This laid to lawn private garden has planted borders and a large paved patio area, providing a perfect space for alfresco dining on a warm summers day, or simply sitting out with a good book and a morning coffee.

## Services

The property is fitted with a gas central heating boiler (installed on completion of the property build in 2020) and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN249000. With a maintenance charge of £540 per annum, paid twice yearly to CMCL (Chapelside Management Company Ltd) through their agent (Parkinson Property in Lancaster). This covers maintenance of communal areas around the development and lighting, to name a few.

## 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.













Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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