





Inside The Home

Entered via an Entrance Porch, the impressive open plan Living, Dining and Family room forms the true centrepiece of the home, creating a spacious and wonderfully sociable environment for both relaxing and entertaining. The Living Area is enhanced by a log burner, installed in October 2024, providing a cosy focal point and adding to the welcoming feel of the room.

The contemporary Wren kitchen was installed in January 2020 and provides a superb combination of style and functionality. Well equipped with a range of appliances, it features a five-ring induction hob with extractor above, two high-rise ovens and an integrated dishwasher, together with plumbing for a washing machine and dedicated space for an American-style fridge freezer.

A versatile ground floor fourth bedroom/playroom, was created by the previous owners as part of the conversion of the original garage, and adds an adaptable space which could equally lend itself to home office or additional reception room, depending on the needs of the new owners. A useful WC completes the ground floor.

To the first floor, three generous Bedrooms can be found, with the principal bedroom benefiting from its own en-suite shower room, fitted approximately five years ago and a range of fitted wardrobes. The remaining bedrooms are served by a modern family bathroom, refitted approximately two years ago and benefits from opens views across the surrounding countryside.

Further benefits to this home include a new central heating boiler installed in January 2020, with approximately four years of warranty remaining, providing additional peace of mind.

Combining substantial and versatile accommodation with a high level of presentation and a host of recent improvements, this outstanding extended family home is ideally suited to those looking for a property that is both stylish and practical, with excellent space for modern family living.

Let's Take A Closer Look At The Area

Located in the popular area of Crag Bank on the outskirts of Carnforth, this offers a range of local amenities including shops, three supermarkets, two doctors, two dentists and cafés, whilst the surrounding countryside provides excellent opportunities for walking and outdoor pursuits. With a range of highly regarded primary and secondary schools, transport links are excellent, with regular bus services connecting to the surrounding areas. For those traveling further afield, Carnforth train station provides easy access to the West Coast Mainline, with the M6 motorway less than a 10 minute drive away. With its combination of excellent transport links, local amenities, reputable schools and easy access to some of the most beautiful countryside, Crag Bank is an ideal location for modern family living.

Let's Step Outside

Externally, the property continues to impress. To the front, off-road parking for two vehicles can be found, while the beautifully presented rear garden provides an attractive and low-maintenance outdoor retreat. A generous sandstone patio creates an ideal space for outdoor dining and entertaining, complemented by stone-chipped areas, established planted borders and secure wooden fencing, offering both privacy and a smart, well-kept finish. Located close by, a useful children play area and playing field provide ample space for allowing little ones to run and play.

Services

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

Tenure

The property is Freehold. Title Number: LA745003,

Council Tax

This home is Band D under Lancaster City Council.

Viewings

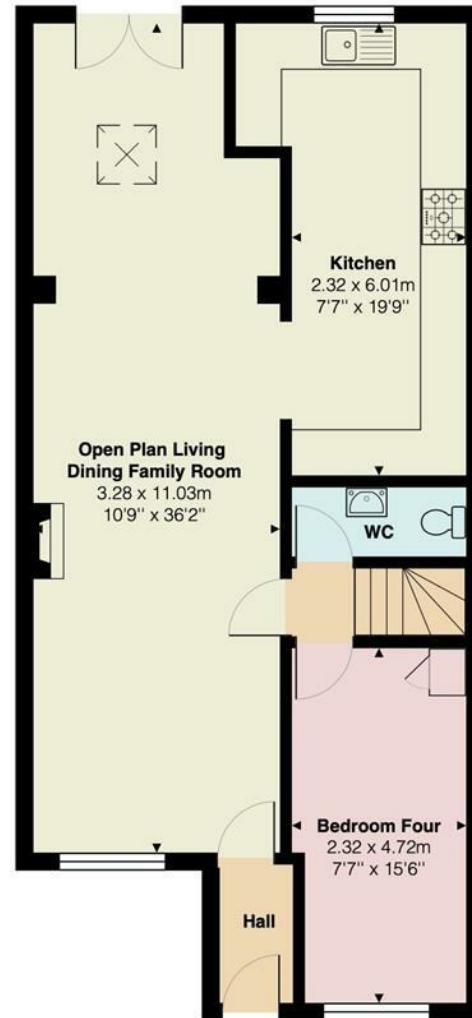
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

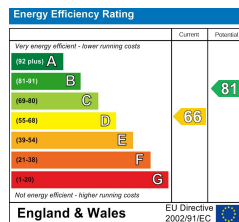
The Energy Performance Certificate is available to view online. For further information, please contact our office.







Total Area: 112.0 m² ... 1206 ft²



Your Award Winning Houseclub

