





## 12 Nightingale Hall Road, Lancaster, LA1 3SZ

A well-presented, spacious four bedroom townhouse on the highly desirable Quernmore Park in South Lancaster. Surrounded by trees, with excellent views from its high position, you'll forget you're within easy reach of the city centre and it's plethora of shops, restaurants and attractions. Within the catchment area of excellent local primary and secondary schools, with a bus route at the entrance to the estate, it's a great hub for busy family life.

The property was the original show home for the development, with the converted garage space being the sales office, so it is on a larger plot than many of the neighbours. Inside it has been updated and redecorated to create a move in ready home, with no onward chain, allowing you to settle in easily and start enjoying your new chapter.

A large open plan living and dining space spans the rear of the ground floor, with the modern kitchen and stylish WC making it a great house for entertaining. Upstairs four comfortable bedrooms are serviced by the contemporary main bathroom, with the master bedroom boasting a dedicated ensuite. Views from the rear of the house look out over the surrounding countryside towards the Lakeland fells, a beautiful view to wake up to each day. The garage offers a large useable space with a plastered ceiling and skylight, great for a utility room, workshop or for further conversion depending on your needs.

This fantastic property is just waiting for you to add your touches and create your stunning new home. Contact us today to book a viewing!



## GROUND FLOOR

### Hall

**8'4" x 6'10" (2.56 x 2.10)**

Tasteful statement wallpaper runs up the stairwell, with grey carpeted flooring and a double panel radiator making a modern, welcoming entrance to the home. An external UPVC door leads in from the front garden. A store cupboard in the hallway houses the fuse board, alarm controls and fibre input for the house, with hanging space and floor space for outdoor clothing and shoes.

### WC

**5'0" x 3'0" (1.54 x 0.93)**

A modern WC sits off the hallway, a useful addition for visitors and small children. The suite includes a low flush toilet, pedestal sink and heated towel rail, with wall mounted mirrors either side spreading the light from the spotlights above. Grey tiled walls and LVT wood effect flooring makes it a practical, contemporary space, great for busy households.

### Living Room

**18'4" x 15'0" (5.61 x 4.59)**

An expansive living room at the rear of the property offers the perfect space to host family and friends. French doors with double glazed windows either side offer up views of the garden and allow the space to be opened up in the warmer months. The grey carpeted floor offers ample space for seating and dining space so you can configure the room to fit your lifestyle. Two double panel radiators and two ceiling lights make it a bright and warm space all year round. A deep understair cupboard offers space for household gadgets and larger items, keeping the modern, minimal feel of the home.

### Kitchen

**13'7" x 7'10" (4.16 x 2.40)**

A well-proportioned kitchen sits at the front of the house, with white cabinetry above and below the grey quartz work surface offering an abundance of storage space for food, sundries and cleaning supplies. Appliances include a six ring Electrolux gas burner with extractor fan above, integrated double Electrolux ovens, integrated fridge and freezer, an integrated Zanussi dishwasher and a 1.5 inset sink and drainer. A double glazed window on the front aspect looks out to the front garden and provides natural light, with spotlight in the ceiling for evening use. A single panel radiator sits against the wall, with space for a small dining table on the LVT flooring if required.

## FIRST FLOOR

### Landing

**15'3" x 6'5" (4.66 x 1.98)**

A grey carpeted landing connects the bedrooms and bathroom, with statement wallpaper running up the staircase. A single panel radiator sits against the wall with spotlighting above, in keeping with the modern feel of the home.

### Overstair Cupboard

**3'8" x 2'5" (1.13 x 0.76)**

A deep cupboard off the landing houses the hot water tank for the property, with space on the carpeted floor for household gadgets.

### Bathroom

**8'1" x 4'3" (2.48 x 1.31)**

A modern bathroom services the bedrooms, with wood effect LVT flooring, spotlights and white ceramic tiled walls making it a bright, contemporary space to get ready each day. The suite includes a full size bath tub, pedestal sink and low flush toilet, with a heated towel rail by the entrance and an extractor fan above. Inset wall mirrors either side of the room are framed with tiling, a stylish touch that shows the attention to detail in the design of the house.

### Bedroom 1

**10'11" x 8'2" (3.34 x 2.51)**

The well-presented main bedroom sits at the rear of the house, benefitting from a double glazed window that provides green views across the treeline and out to the Trough of Bowland. There is ample room on the grey carpeted floor for a double bed and units, with additional storage provided by two fitted wardrobes with both hanging and shelving space in each. Sockets around the room give you flexibility in its setup, with a central ceiling light and single panel radiator completing the luxurious main bedroom. An internal door leads through to the dedicated en-suite.

### Ensuite

**8'1" x 4'3" (2.48 x 1.31)**

A contemporary ensuite services the main bedroom, with a boarded walk in shower enclosure, low flush toilet, pedestal sink and a wall mounted heated towel rail. LVT flooring and ceramic tiled walls make it a stylish and practical space, with a wall mounted mirror framed by silver tiling. Spotlights and an extractor fan sit in the ceiling above.

### Bedroom 2

**9'1" x 8'3" (2.79 x 2.52)**

A double bedroom at the front of the property features a double glazed window on the front aspect, with a single panel radiator below. Tastefully decorated with a grey carpeted floor and subtle statement wallpaper it is in keeping with the rest of the modern home. Large fitted wardrobes with mirrored sliding doors offer hanging and shelving space for clothing and accessories. A central ceiling light completes the comfortable second bedroom.

### Bedroom 3

**8'6" x 6'5" (2.60 x 1.98)**

A carpeted single bedroom at the front of the property offers a versatile space for a bedroom, home office or nursery. A double glazed window on the front aspect provides natural light with a central ceiling light and single panel radiator mounted by the entrance. Built in wardrobes sit in the alcove, offering plenty of storage space with both hanging space and shelving.

### Bedroom 4

**8'2" x 6'5" (2.50 x 1.98)**

A carpeted single bedroom at the rear of the property boasts stunning views across to the Trough of Bowland from the double glazed window, a great view to wake up to, or to work looking out onto. Neautral decor gives you a blank canvas to decorate to your taste. Built in wardrobes sits beside the entrance with hanging and shelving space for clothes and accessories. A single panel radiator sits by the door, completing the comfortable bedroom.

### Attic

An attic space above the house offers a large space, ideal for long term storage and bulky items. A drop down hatch in the main bedroom provides easy access.

## EXTERNAL

### Garage

**17'9" x 8'11" (5.43 x 2.74)**

Previously the sales office for the development, the large garage to the side of the house has been part converted, with a boarded plastered ceiling, power and lighting allowing you to tailor it to your needs. Whether kept as a garage, converted into a gym, workshop or hobby room, it's a large versatile space with endless possibilities. An up and over door from the driveway at the front of the house provides easy access for vehicles, with a glass paned door to the rear leading out into the garden. A skylight sits in the high ceiling, providing natural light into the space.

### Rear Garden

A private rear garden features a lawn, bordered by planting bed with established bushes and tree. A paved patio seating area sits directly behind the house by the French doors from the reception room, giving you the perfect spot to soak up the sunshine. A great sized garden, larger than many of the neighbours, with fencing on all sides making it a safe and secure space for children and pets to enjoy.

### Exterior

The well-presented, fenced front garden offers excellent kerb appeal, with the driveway beside offering off-road parking for one vehicle. The property is off the main thoroughfare so there is no passing traffic.

### Additional Information

Freehold. Council Tax Band C. EPC rating B. Sold with no onward chain. Netomnia and Openreach fibre connections to the property.

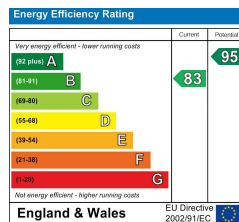
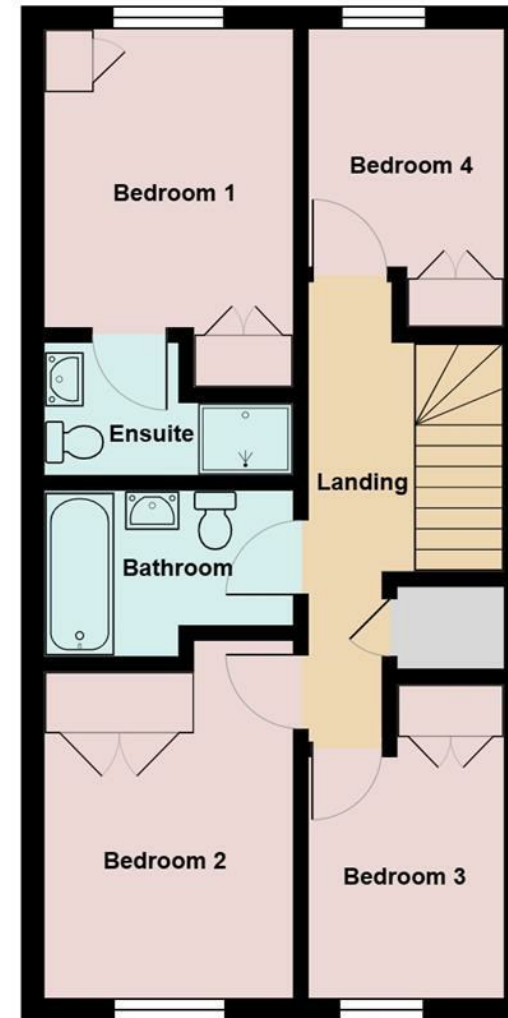












# Your Award Winning Houseclub

