





Inside The Home

Whilst nearly new in age, this stylish home has been thoughtfully upgraded to offer spacious accommodation, contemporary design and practical family living.

Upon entering, you are welcomed by a bright Entrance Hall featuring attractive Amtico flooring and stairs leading to the first floor. The elegant Living Room provides a warm and inviting space to relax, enhanced by striking feature wall panelling and quality flooring that adds both character and comfort. With Hilarys roman blinds, this creates the perfect back drop for cosy nights in with loved ones.

To the rear of the property, the impressive Kitchen Diner serves as the heart for this busy family home. Fitted with an exquisite Nolte German kitchen with Quartz worktops, this room offers a range of modern units and with impeccable finishes - an ideal space for both everyday living and entertaining. Integrated appliances include a five ring Neff Induction hob, with an inset extractor above. A high rise Neff hide and slide oven with matching microwave oven, as well as an integrated dishwasher and fridge freezer. Every detail has been well thought from the under cabinet LED strip lighting, to the colour changing dimmer switches to create a warm and cosy atmosphere, a useful Utility Cupboard provides plumbing for a washing machine and space for a tumble dryer with additional storage. A larger-than-average WC completes the ground floor living.

To the first floor, three generous double Bedrooms can be found, ensuring ample space for families, guests, or those working from home. The master bedroom benefits from its own stylish ensuite Shower Room and large built in cupboard providing ample hanging facilities. The remaining Bedrooms showcase open views across the surrounding Lancashire Countryside and are served by a superb family Bathroom, finished to a high standard.

This exceptional home is presented in excellent condition throughout and is ready for its next owners to move straight in and enjoy. With all the mod cons including thermostat zone heating which can be controlled from your smart phone, higher spec tiling including Metro tiling in the ensuite and

floating wash hand basin, this home has had no expense spared and stands proud above other new builds in the local area. Offered to the market with a No Chain delay.

Let's Take A Closer Look At The Area

Located within walking distance of the historic city of Lancaster, this property is well connected. With a perfect blend of town and country, a plethora of amenities include local and national shops, eateries and iconic landmarks and parks including Williamson's Park. The University of Cumbria and the Royal Lancaster Infirmary are also located close by, perfectly placed for working professionals. Doctors, dentists and excellent transport links including frequent local bus services, handy access to the M6 Motorway and Lancaster Train Station forming part of the West Coast Main Line. With highly regarded primary and secondary schooling including both the Girls and Boys Grammar Schools, this home offers something for everything.

Let's Step Outside

Externally, the property continues to impress. To the front, a larger driveway provides off-road parking for two vehicles. With the added bonus of an EV charging point, and secure access to the side of the property. To the rear, a beautifully landscaped garden offers an attractive and private outdoor space, perfect for relaxing, entertaining, or enjoying family time throughout the year. With a larger patio area perfect for alfresco dining, a handy outdoor storage area, and open outlooks across privately own land, sit back and enjoy the calls of nature from your own tranquil retreat.

Services

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

Tenure

The property is Freehold. Title number: LAN29061.

Council Tax

This home is Band C 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.







Total Area: 89.2 m² ... 960 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		95
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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