

Croasdale Close, Carnforth

£300,000

Found in a sought-after residential area, Croasdale Close provides the perfect environment for families of all dynamics.

This wonderful four-bedroom home is found in the lovely town of Carnforth and benefits from its local amenities including three full-size supermarkets, regarded schools and Carnforth train station, a West Coast mainline, known for its feature in the 1945 film, 'A Brief Encounter'.

This property also sits just a few moments away from the recently completed neighbourhood Park project, where volunteers, (along with help from the local council), managed to blank a £62,000 renovation of the area, providing surrounding homes with a new play area, wood lane trails, football goals, and a community orchard!





The home itself is presented beautifully - A low-maintenance Astroturf lawn and a paved driveway leading the way to the front elevation. Through the front door, a welcoming entrance hall with direct access to the family lounge.



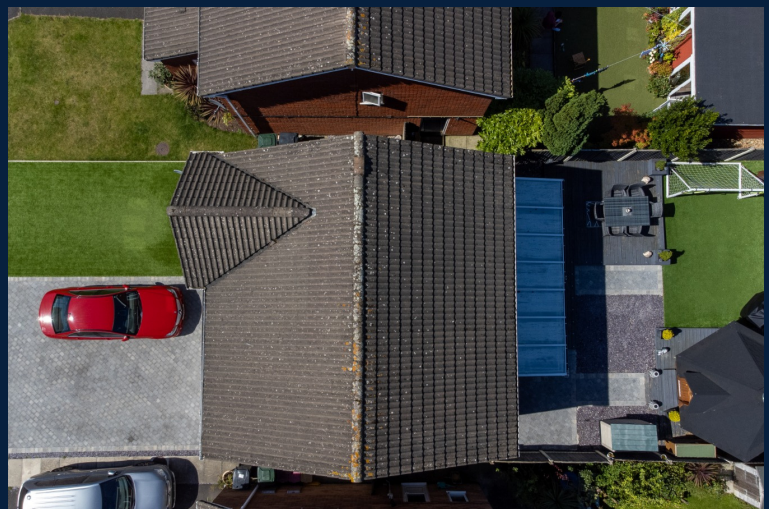
Moving on to the Contemporary kitchen/diner, a gorgeous kitchen with high-end integrated appliances, access to the sunny conservatory to the rear, as well as two handy the utilities and the downstairs WC.

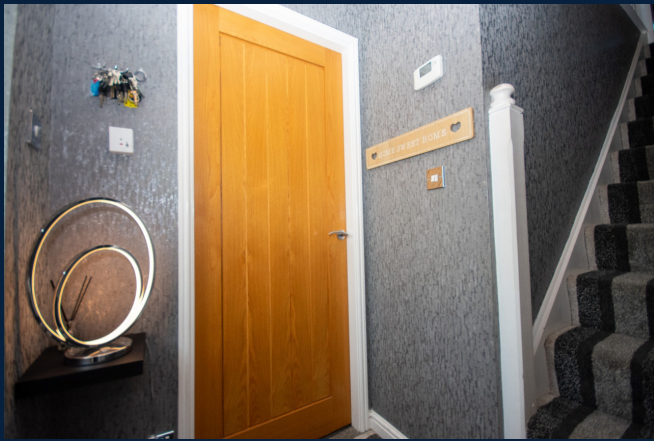


Upstairs, a large Master bedroom with attached En Suite, a second double room, and two good-sized single rooms. The family bathroom comprises of a glorious four-piece suite in white.



Externally, to the rear, a lovely patio seating space, raised decking, an astroturf lawn and a unique wooden Yurt, with a central fire pit and seating for up to 8 people - what a space to entertain!





Entrance Hall

A welcoming entrance hall leading into the spacious family lounge

Lounge

A large living room, finished in neutral grey tones and featuring a beautiful floating fireplace. Direct access through to the Kitchen/Diner



Kitchen/Diner

A contemporary, bright kitchen with a beautiful finish. Integrated appliances include a stunning wine cooler and induction hob, with base units featuring downlights, allowing you to add a flash of colour to the room. Direct access to conservatory and utility rooms.



Utility

Large utility space with space for large fridge/freezer, lit by a large side-aspect window.

**Additional Utility Area
Plumbing for utility facilities, hand wash basin and access to the rear garden through side aspect door.**





Conservatory

Gorgeous, double-glazed conservatory access via sliding doors from the kitchen/diner, used as an additional reception room and perfect for use as a study or cosy sunroom.

WC

A handy WC close to the rear access, with a WC, hand wash basin, heated towel rail and vanity unit.



Master Bedroom

A wonderful master suite with built-in wardrobe storage, a front aspect window and an attached Ensuite.



Ensuite

Gorgeous three-piece suite in white, with a modern finish, comprising of a corner shower, hand wash basin, WC, heated towel rail and a wall-mounted vanity unit.





Bedroom Two

A double room with rear aspect window and plenty of space for a large double bed.

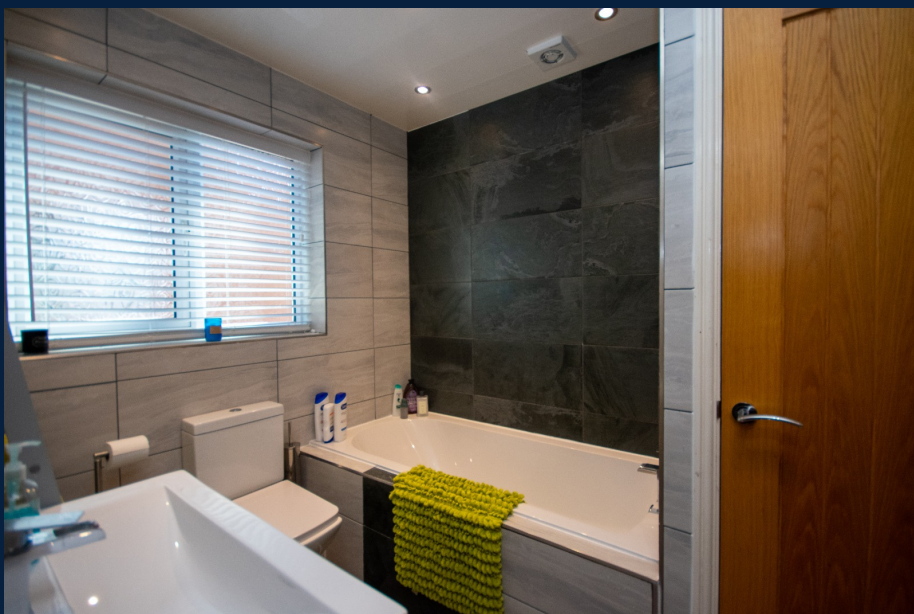


Bedroom Three

A good-size single room, perfect for a children's room or nursery with rear aspect views.

Bedroom Four

Another good size single room, ideal for a child's bedroom or study space.



Bathroom

A wonderful family bathroom boasting a contemporary three-piece suite, inclusive of a tiled bathtub, vanity unit, hand wash basin and WC. A handy airing cupboard is also accessible.



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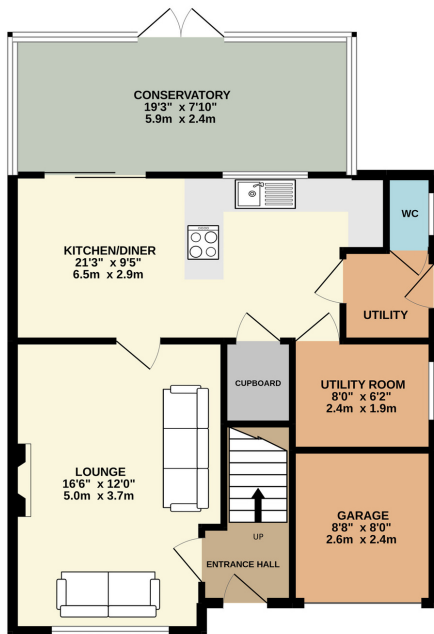
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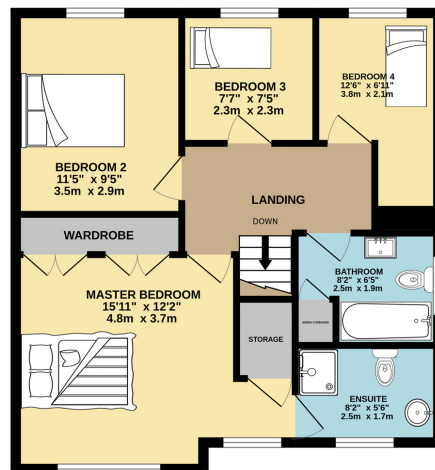
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ESTATES.

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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