

16 Vicarage Avenue

£350,000

This wonderful four-bedroom bungalow is sat in the heart of The Lune Valley, in beautiful Brookhouse. Just moments from nearby Caton and the famous Crook O'Lune & Woodie's picnic site, this property is found in a prime location.

A sought-after destination, Brookhouse offers all the benefits of village living, whilst also allowing excellent access to amenities. Lancaster is just 10 minutes' drive away, and access to the M6 motorway is found on the way. Brookhouse allows peaceful and private living but is the perfect spot for growing families.

Approaching the property's front elevation, a grass lawn, (plenty big enough for kicking a ball around!), is found to the right of the path. The property's driveway and off-road parking is found on the other side of this lawn, being on a corner plot meaning the access is separate from the front-facing entrance to the property. A large garage and conservatory are also found to this side of the home, with multiple access points.



Upon entering the home, a carpeted wooden staircase, and access to the utility and coat storage to the left.



The downstairs bathroom is found just past the stairway and is a contemporary four-piece suite, finished in marble, including a large walk-in shower. Access to the receptions is also found past the stairs.



The lounge is found to the front of the home, currently boasting a vast L-shaped couch, and lit by a large front-facing window and a second, smaller window to one side. Next, an open plan kitchen/diner, finished to an immaculate standard. With a contemporary kitchen and breakfast bar, access to the rear garden, and window looking through to the property's conservatory. A grand oak dining table currently sits to one side, making this an excellent entertainment space.



Up the stairs, a Velux window lights the stairway, and access to the master bedroom is found to the right, a large bedroom with views out over the front elevation of the property. Bedrooms two, three and four are found in surrounding the landing, two of which are more than large enough for use as double or twin rooms. The first floor bathroom is found neighbouring bedroom four and is a modern three-piece suite with heated towel rail and large shower cubicle.



The property's rear paved garden holds an impressive wooden pod*, inside, a gorgeous hot tub and bar hatch. A parasol shades a seating area, making this area the perfect place for summer evening drinks, or large family BBQs. Access to/from the garden wraps around to both the front garden and the garage/conservatory, as well as to the rear access through to the kitchen. *Available by separate negotiation



Living Room

5.6m x 3.3m (18' 4" x 10' 10")

A spacious lounge with L-shaped seating area, boasting a beautiful wood-burning stove and two large windows, one overlooking the front of the property.



Kitchen/Dining Room

6.9m x 5.1m (22' 8" x 16' 9")

An open-plan space with a gorgeous contemporary kitchen, breakfast bar and access to the rear of the property, as well as a large space for a family dining table.



Utility Room

2.0m x 1.7m (6' 7" x 5' 7")

A handy utility storage with plumbing for washer and dryer. Plenty of space for other utility products and other storage.



Bathroom

2.8m x 2.4m (9' 2" x 7' 10")

A beautiful four-piece suite, finished immaculately in marble, with a vast walk-in shower and a large bathtub.



Bedroom 1

5.2m x 3.5m (17' 1" x 11' 6")

A large bedroom used easily as the master suite, with potential for an en-suite or walk-in wardrobe if connected to bedroom two if converted.



Bedroom 2

2.9m x 2.6m (9' 6" x 8' 6")

The smallest of the four bedrooms, but still a decently-sized room. Could be used as a nursery or playroom, or an office/study space. Could also be converted to a third bathroom or en suite.



Bathroom

4.8m x 1.5m (15' 9" x 4' 11")

A modern, tiled three-piece suite with a large glass shower cubicle and a circular heated towel rail. Easily accessible from the stairway and all four first floor rooms.



Bedrooms 3 & 4

3.5m x 3.4m (11' 6" x 11' 2")

Both large double rooms, with plenty of space for large double or twin beds, and views to the sides and rear of the property. Bedroom four neighbours the first floor bathroom.



Garage

A spacious garage, large enough for vehicle storage or a workshop, with an electric up-and-over door and separate pedestrian access to the rear of the property. Adjoined to the conservatory.

Pod

A glorious wooden garden pod, holding a grand hot tub, and even including a bar hatch!

Conservatory

A large 'lean-to' conservatory joining the property and the garage. Currently used as a wood store and holding a large freezer. Entry from both sides and easily accessed from both gardens.

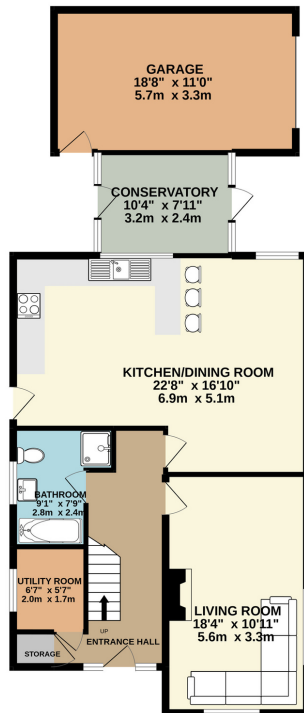




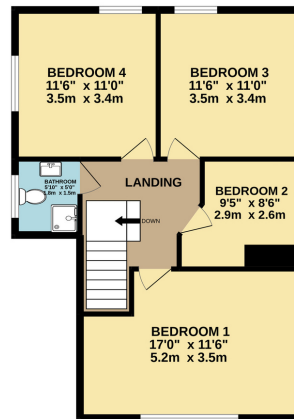
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ESTATES.

GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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