

Moor Platt

£350,000

This wonderful family home is found on Moor Platt, a small, modern development of just 33 homes, built in 2014. This friendly cul-de-sac is found at the heart of Caton village, with excellent access to nearby Lancaster and the M6 motorway via Junction 34.

With gorgeous Lune Valley walks, and great local amenities right on your doorstep, including a co-op supermarket and two high rated pubs, this property makes the perfect family home. Caton is also found along the way to the Famous English Lake District, with a direct route to Bowness-on-Windermere just 5 minutes away.

Caton provides a vibrant community within which to reside, for all ages. Local schools, including the village's own primary school, are highly rated, with the Boys and Girls Grammar schools found a short drive away in Lancaster City Centre.





Approaching the property, a well-presented front elevation, surrounded by properties of the same standard. A double drive way matched with an attached garage and sage green front door, sheltered from any rain by a small canopy.



Inside, a cosy entrance hall, with access to the lounge, a large space, featuring a gas fireplace and plenty of room for a full family sitting area. White double doors lead on to the modern kitchen/diner, where a gorgeous kitchen suite has been installed, with integrated appliances, a utility/wc, and french doors leading out to the garden.

The rear garden provides a patio area, grass lawn, and a beautiful seating area in the far corner, featuring a beautiful pizza oven!

Upstairs, four large bedrooms and a family bathroom.

The Master Suite comprises of a large room with built-in storage, and a beautifully-finished three-piece ensuite. The bathroom, a three-piece suite, holds a large bath with overhead shower facilities, and finished in beautiful dark tiles.



Entrance Hall

A cosy entrance hall, with access to the second floor and the lounge.



Lounge

A beautiful family sitting room, with a feature fireplace, large window overlooking the drive and access to the kitchen/diner via double doors.



Kitchen/Diner

A gorgeous, modern Kitchen/Diner, with integrated appliances, a built-in breakfast bar and French doors leading out to the rear garden. Access to the utility & WC.



Utility

A handy utility room with access to the garage and WC facilities, as well as outdoor access.

WC

A helpful WC room, comprising of a WC and hand wash basin.

Master Bedroom

A stunning master suite, with views over the front of the property. Built-in storage cupboards set back from the main room, and an attached ensuite.



Ensuite

A three-piece suite in white, with dark tiling and a large, modern shower cubicle.



Bathroom

A stunning three-piece family bathroom, finished in white. Dark tiling and an overhead shower and screen above the bath make this a modern and spacious suite.



Bedroom 2

A large double room neighbouring the master suite, with views over the front elevation.



Bedroom 3

A double room with views over the rear garden and surrounding trees.



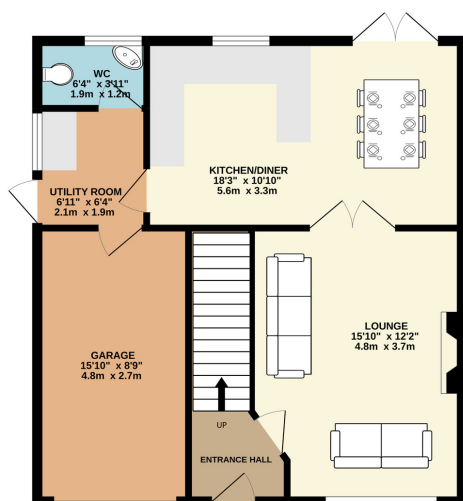
Bedroom 4

A smaller room, with views over the rear of the property, perfect for a nursery or playroom.

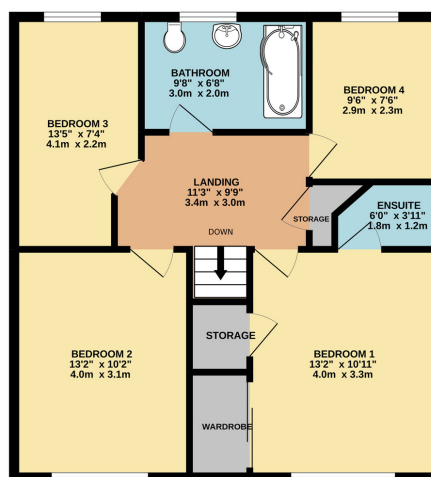




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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