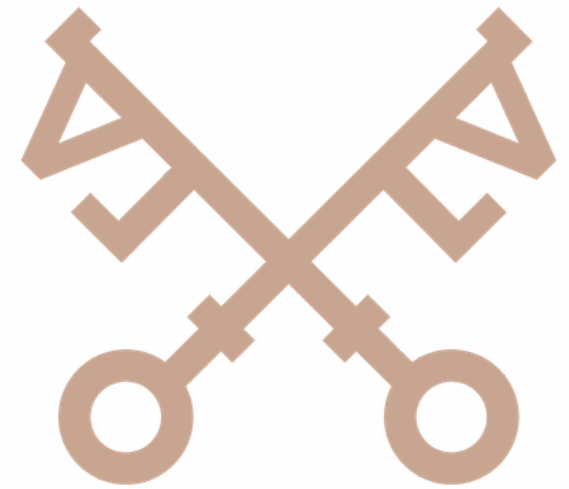




301 Bowerham Road, Lancaster



301, Bowerham Road,
Lancaster,
LA1 4AA



A superb opportunity to acquire this beautifully presented four-bedroom detached family home, offering generous living accommodation, four genuine double bedrooms and a fantastic open-plan family dining kitchen. Situated within a highly sought-after modern development in South Lancaster, this impressive home combines contemporary style with practical family living, all within easy reach of excellent local schools, amenities and transport links.

Stepping inside, you are welcomed by a bright and inviting entrance hallway which immediately sets the tone for the rest of the home. The hallway provides access to a convenient ground floor WC before leading through to the spacious lounge, positioned at the front of the property. This well proportioned reception room provides the perfect setting for relaxing with family or entertaining guests, with ample space for a range of furnishings.

The true heart of the home is the impressive open plan family dining kitchen, thoughtfully designed to accommodate modern family life. Offering an excellent range of fitted units, generous worktop space and ample room for both dining and informal seating, this fantastic space is ideal for everyday living and social occasions alike. Large patio doors flood the room with natural light and open directly onto the rear garden, creating a seamless transition between indoor and outdoor living. A separate utility room provides valuable additional storage and laundry facilities.

The first floor continues to impress with four genuine double bedrooms, a standout feature that is becoming increasingly rare in many modern developments. The spacious principal bedroom benefits from its own contemporary en suite shower room, providing a private retreat at the end of the day. The remaining three bedrooms are all generous in size, making them ideal for family members, guests or those requiring a home office. Completing the accommodation is a stylish family bathroom, fitted with a modern suite and finished to an excellent standard.

To the front of the property, a driveway provides off road parking for two vehicles and leads directly to the attached garage, offering further parking, excellent storage or potential workshop space. The enclosed rear garden has been designed with ease of maintenance in mind, providing an attractive outdoor space that is perfect for relaxing, entertaining or enjoying time with the family.



Property Type:

Detached

Square Footage:

1886. sqft

Council Tax Band:

C

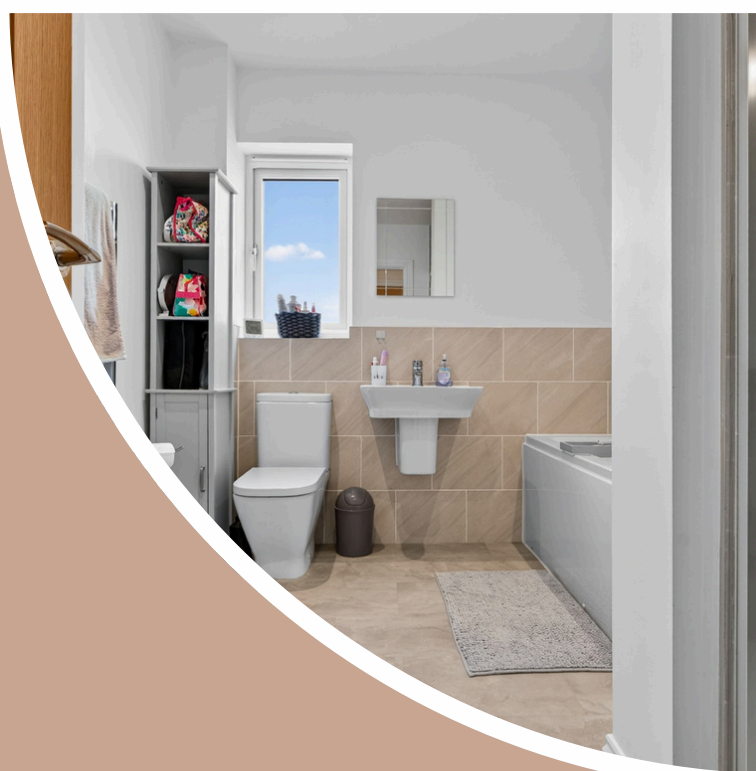
EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Bowerham, Lancaster?

EVERYDAY ESSENTIALS ARE CLOSE AT HAND, WITH A SELECTION OF INDEPENDENT SHOPS, SUPERMARKETS, CAFÉS, TAKEAWAYS AND HEALTHCARE FACILITIES ALL WITHIN EASY REACH. THE AREA IS ALSO EXCEPTIONALLY WELL SERVED BY HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS, MAKING IT AN IDEAL LOCATION FOR FAMILIES WITH CHILDREN OF ALL AGES.

LANCASTER CITY CENTRE IS APPROXIMATELY ONE AND A HALF MILES AWAY, OFFERING AN EXTENSIVE RANGE OF SHOPPING, LEISURE AND CULTURAL AMENITIES, TOGETHER WITH A VIBRANT SELECTION OF RESTAURANTS, BARS AND CAFÉS. THE CITY IS STEEPED IN HISTORY AND IS HOME TO THE IMPRESSIVE LANCASTER CASTLE, WILLIAMSON PARK AND THE SCENIC LANCASTER CANAL, ALL PROVIDING EXCELLENT OPPORTUNITIES FOR RECREATION AND OUTDOOR ENJOYMENT.

FOR COMMUTERS, THE PROPERTY OFFERS EXCELLENT TRANSPORT LINKS. THE M6 MOTORWAY IS EASILY ACCESSIBLE VIA JUNCTIONS 33 AND 34, PROVIDING CONVENIENT CONNECTIONS TO PRESTON, MANCHESTER, THE LAKE DISTRICT AND BEYOND. LANCASTER RAILWAY STATION, LOCATED WITHIN THE CITY CENTRE, OFFERS REGULAR DIRECT SERVICES TO LONDON, GLASGOW, MANCHESTER AND EDINBURGH, MAKING THE AREA PARTICULARLY ATTRACTIVE FOR THOSE TRAVELLING FURTHER AFIELD.

THE PROPERTY IS ALSO IDEALLY POSITIONED FOR ACCESS TO BOTH LANCASTER UNIVERSITY AND THE UNIVERSITY OF CUMBRIA, WHILST NEARBY PARKS, PLAYING FIELDS AND PLEASANT COUNTRYSIDE WALKS ENSURE THERE IS NO SHORTAGE OF OPPORTUNITIES TO ENJOY THE OUTDOORS. COMBINING EXCELLENT AMENITIES, OUTSTANDING CONNECTIVITY AND A WELCOMING COMMUNITY ATMOSPHERE, BOWERHAM REMAINS ONE OF LANCASTER'S MOST DESIRABLE PLACES TO CALL HOME.

103 Bowerham Road, Lancaster





SITUATED ON THE EVER POPULAR BOWERHAM ROAD, THIS PROPERTY ENJOYS A HIGHLY CONVENIENT POSITION WITHIN ONE OF LANCASTER'S MOST SOUGHT-AFTER RESIDENTIAL AREAS. RENOWNED FOR ITS EXCELLENT BALANCE OF CITY CONVENIENCE AND FAMILY FRIENDLY SURROUNDINGS, BOWERHAM CONTINUES TO BE A FIRM FAVOURITE WITH PROFESSIONALS, GROWING FAMILIES AND THOSE LOOKING TO ENJOY EASY ACCESS TO A WIDE RANGE OF LOCAL AMENITIES.









WHERE CAN I FIND...



The Closest Schools?

St Bernadettes & Moorside
Primary Schools - 2 Minute Drive
& 5 Minute Walk. Ripley St
Thomas - 10 Minute Drive & 25
Minute Walk



Somewhere Nice to Walk the Dog?

Williamson Park - 4 Minute
Drive & 17 Minutes Walk



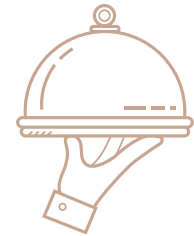
The Local Shop?

Tesco Express - 3 Minute
Drive & 17 Minute Walk



A Refreshing Pint?

The Fox & Goose - 1 Minute
Drive & 3 Minute Walk



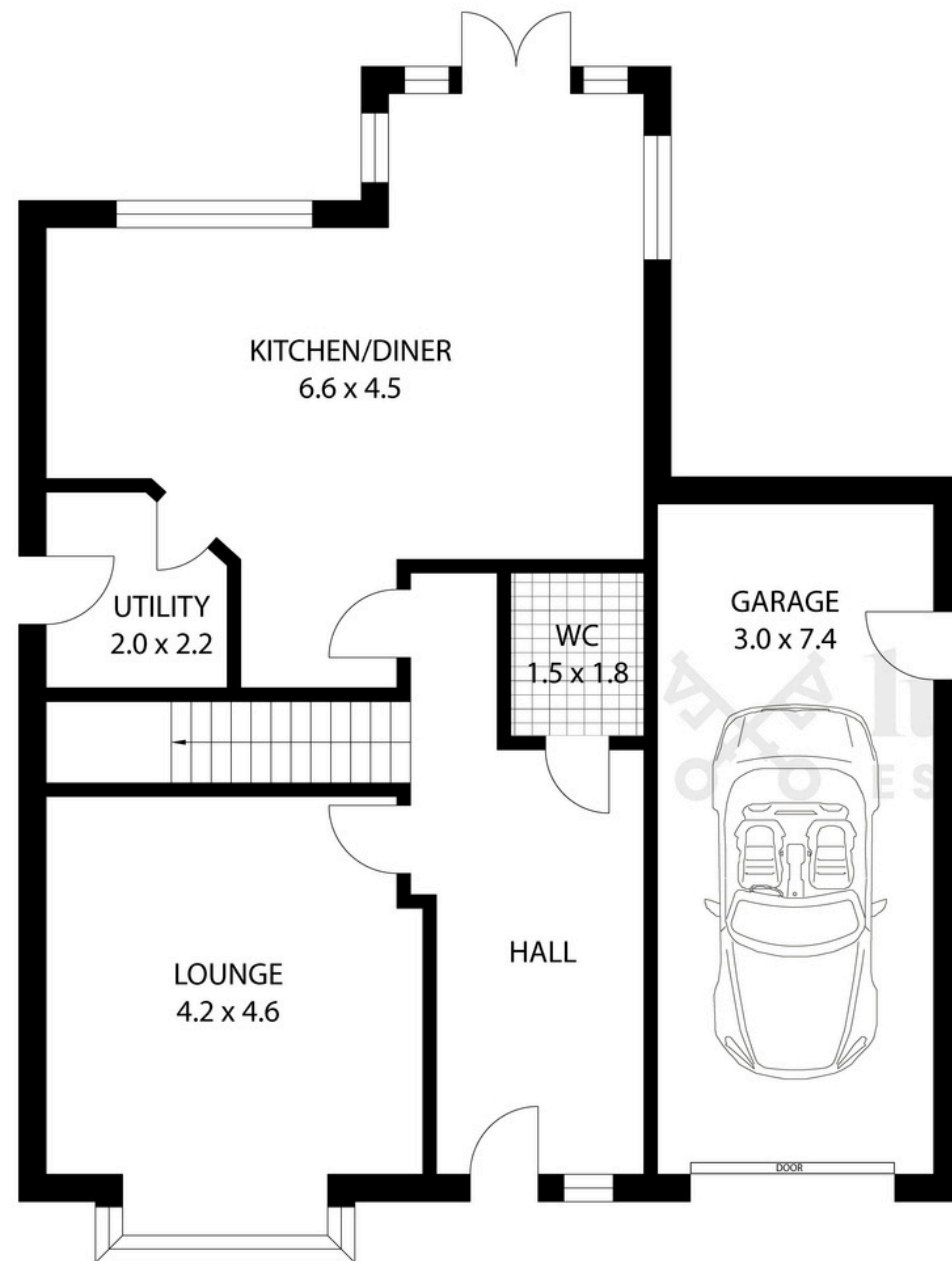
A Delicious Meal?

The Fox & Goose - 1 Minute
Drive & 3 Minute Walk

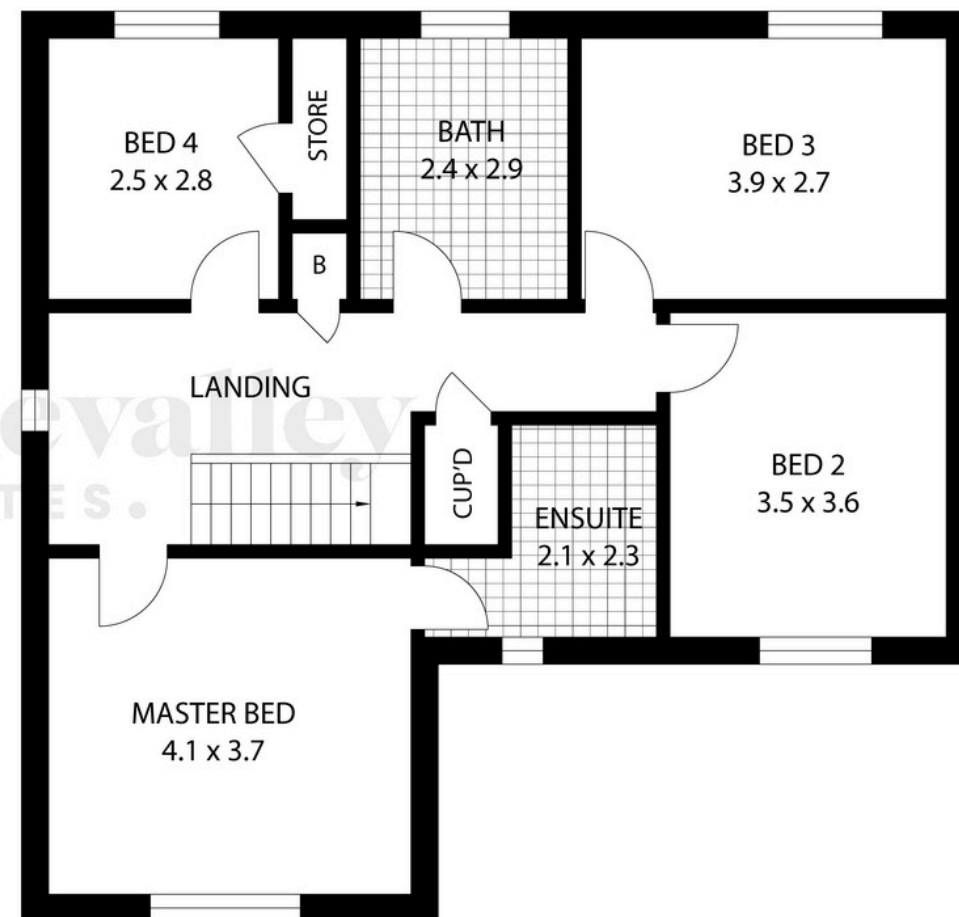


Closest Transport Links

Bus Stop, The Fox & Goose - 1
Minute Drive & 3 Minute Walk
Lancaster Railway Station -
20 Minute Drive



GROUND FLOOR



FIRST FLOOR

INTERNAL AREA = 175.2 SQ.M - 1,885.9 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.



301, Bowerham Road
Lancaster
LA1 4AS

301, Bowerham Road, Lancaster, LA1 4AS



////forgot.doted.darts



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com