

Mark  
Webster  
estate agents



Little Warton Road  
Warton

£340,000

\*\*\* LARGE EXTENDED 4 BEDROOM FAMILY HOME - IMPRESSIVE KITCHEN/FAMILY ROOM - POPULAR VILLAGE LOCATION \*\*\*. For sale with MARK WEBSTER estate agents is this much improved family home located in the village of Warton boasting a superb open plan kitchen/dining/living space. Internal viewing is considered essential.

## ENTRANCE HALL

Having a double glazed composite style entrance door, two double panelled radiators, laminated wooden effect flooring, stairs leading off to the first floor landing and doors to...

## GUEST WC 4' 8" x 2' 9" (1.42m x 0.84m)

Opaque double glazed window to front aspect, laminated wooden effect flooring, chrome towel radiator, low level WC and a wash basin.

## LOUNGE 17' 6" x 14' 8" maximum (5.33m x 4.47m)

Two double glazed windows to front aspect, two double panelled radiators, media wall with feature electric fire.

## STUNNING KITCHEN 15' 7" x 11' 8" (4.75m x 3.56m)

A superb open plan refitted kitchen having recessed ceiling down lights, laminated wooden effect flooring, two modern tall grey radiators, double opening doors to a pantry style storage cupboard providing excellent storage, modern grey/blue matt style kitchen units with quartz work surfaces, large kitchen island with breakfast bar overhang, integrated fridge and dishwasher, recess for a fridge freezer, 'Stoves' electric cooker with an extractor hood above, open plan through to the family room and dining area.

## FAMILY ROOM 14' 4" x 11' 4" (4.37m x 3.45m)

An excellent additional living space to this large family home with bi-folding doors leading out to the rear garden, lovely high ceilings with double glazed skylight windows, double glazed window to side aspect.

## DINING ROOM 13' 8" x 6' 9" (4.17m x 2.06m)

Double glazed French doors leading out to the rear garden, laminated wooden effect flooring, double panelled radiator and an opaque double glazed side door giving access to the utility room.

## UTILITY ROOM 9' 6" x 9' 5" (2.9m x 2.87m)

Double glazed window to rear aspect, double glazed door leading out to the rear garden, storage cupboard that also houses the central heating boiler, white gloss style fitted units, space and plumbing for a washing machine, further appliance space, square edge work surface, stainless steel sink, recessed ceiling down lights, tiled floor and a door to the shortened garage (only suitable for storage).

## SHORTENED GARAGE/STORE 9' 9" x 7' 7" (2.97m x 2.31m)

Only suitable for storage having an up and over.

## FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...



**BEDROOM ONE 10' 8" x 9' 8" (3.25m x 2.95m)**

Double glazed window to front aspect, single panelled radiator and fitted wardrobes.

**BEDROOM TWO 7' 1" x 13' 0" maximum (2.16m x 3.96m)**

Double glazed window to front aspect and a single panelled radiator.

**BEDROOM THREE 9' 0" x 7' 7" (2.74m x 2.31m)**

Double glazed window to rear aspect, double panelled radiator and access to...

**BEDROOM THREE DRESSING AREA 7' 2" x 8' 5" maximum (2.18m x 2.57m)**

(5'2" minimum length) Double glazed window to rear aspect and a fitted wardrobe with sliding doors.

**BEDROOM FOUR 8' 9" x 7' 8" (2.67m x 2.34m)**

Double glazed window to rear aspect and a double panelled radiator.

**BATHROOM 5' 8" x 7' 9" maximum (1.73m x 2.36m)**

Opaque double glazed window to front aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath with a mixer style shower over, shower screen and tiled splash backs.

**SHOWER ROOM 7' 7" x 4' 1" (2.31m x 1.24m)**

Opaque double glazed window to side aspect, double panelled radiator, low level WC, pedestal wash hand basin, corner tiled shower cubicle having a chrome mixer style shower.

**TO THE EXTERIOR**

There is a block paved driveway to the front of the property providing ample off road parking. The rear garden has a block paved patio, artificial lawn, stoned borders and fenced boundaries.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE





TOTAL FLOOR AREA: 1489 sq. ft. (138.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for guidance 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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