



## 89 Redruth Drive, Carnforth, LA5 9TT

Presenting a simply stunning example of a detached family home, upgraded to an exceptional quality and located in the hugely popular area of Crag Bank in Carnforth. Modernised throughout, the impressive property offers four bedrooms and two bathrooms, one of which is located on the ground floor as part of a desirable annexe and has been utilised as a successful AirBnB listing. Ready to move in, the tastefully decorated property briefly comprises of a welcoming entrance hall, a modern fitted kitchen, an inviting lounge diner complete with feature fire place, a large conservatory that could be utilised as a second sitting area or a designated dining room, plus, a handy downstairs WC. The unique ground floor annexe is accessed via its own private door from the garden and comprises of a good sized double bedroom and a stylish three piece ensuite shower room. To the first floor of the property is a large master bedroom, a second double bedroom, a single bedroom and a contemporary three piece bathroom suite. The current owners have also improved the property throughout with recent works including new windows, a freshly installed gas central heating combi boiler, quality internal doors and striking porcelain flooring to the ground floor with under floor heating. Externally, a West facing minimal maintenance flagged patio garden can be found to the rear with plenty of space for potted plants, a table and chairs and large shed which also has power and lighting. To the front is an attractive front garden, along side a driveway providing off road parking for at least two vehicles. Lying within a short drive to Carnforth town centre, the charming home benefits from being close to a variety of nearby amenities, including local shops, Booths, Aldi and Tesco supermarkets, regarded primary and secondary schools, several public houses and a West Coast railway station. The M6 motorway also lies within a 10 minute drive and provides quick access for commuters.



## Council Tax

Band C

## Ground Floor

### Entrance Hall

Welcoming entrance hall with porcelain tiles and under floor heating leading through to the lounge and kitchen with a radiator and ceiling light.

### Kitchen

Modern fitted kitchen with a range of base and wall mounted units, integral appliances including a double oven and grill with NEFF four ring hob above, dishwasher, fridge, sink and drainer unit. The room also provides plumbing for a washing machine, access to the gas central heating boiler, window to front aspect, porcelain floor tiles with under floor heating and ceiling light.

### WC

Low flush WC with vanity unit with wash hand basin above, window to front aspect, towel radiator and ceiling light.

### Lounge Diner

Inviting living space with a feature fireplace with gas stove, porcelain floor tiles with under floor heating, access to large under stairs storage cupboard, window to rear aspect, patio doors leading to conservatory and ceiling light.

### Conservatory

Versatile space that is currently used as a second sitting area but would also make an ideal dining room or play room with patio doors leading out to the rear garden, porcelain floor tiles with under floor heating.

### Annexe

Built with quality in mind, the impressive space is currently used as a successful AirBnB but would also make an ideal living area for elderly relatives or mature children.

### Bedroom

Relaxing ground floor annex bedroom accessed via a private door from the back garden with a modern electric radiator, window to rear aspect, access to large loft storage space and ceiling lights.

### En Suite Shower Room

Quality three piece suite comprising a walk in shower, a wall mounted vanity unit with wash hand basin and a low flush WC. Towel radiator, window to front aspect and ceiling lights.

## First Floor

### Bedroom One

Large double bedroom with a windows to front aspect, access to over stairs storage cupboard, radiators and ceiling light.

### Bedroom Two

Second double bedroom with a window to rear aspect, radiator and ceiling light.

### Bedroom Three

Single bedroom with a window to rear aspect, radiator and ceiling light. Currently used as a walk in wardrobe.

### Bathroom

Stylish three piece suite comprising of a panel bath with shower over, vanity unit with wash hand basin and a low flush WC. The room also has tiled floors and walls, towel radiator, window to side aspect and ceiling lights.

### External

Block paved driveway to the front providing off road parking sitting alongside a well presented front garden and mature shrubbery. Minimal maintenance rear garden predominately flagged making an ideal space for outside entertaining with a table and chairs along with a variety of potted plants and mature borders. Also provides access to a large storage shed that has power and lighting.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Best energy efficient - lower running costs	Current	Best environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(82-91) <b>A</b>	
(81-91) <b>B</b>		(69-81) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 68 (Current), 82 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential)

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