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## 21 Coronation Way, Lancaster, Lancashire, LA1 2TQ

An imposing executive detached residence in a popular part of Lancaster with five very good sized bedrooms, views of the River Lune and only two miles from Lancaster, this superb family home is sure to attract strong interest. Situated in Coronation Way, just off Halton Road just north of the city of Lancaster this well maintained property is likely to appeal to a wide range of prospective buyers. Maybe it'll be the stunning open plan kitchen/breakfast room which appeals or the two additional well appointed reception rooms? Perhaps the Utility Room or the handy ground floor WC? The first floor doesn't disappoint either with five bedrooms, all of which are either doubles or very close to being, as well as a stylish family bathroom and ensuite. Externally the property sits on a corner plot with a driveway affording off street parking for several vehicles and a double garage (part converted for additional utility space) caters for both secure parking and safe storage if needed. The beautiful River Lune is visible to the front elevation which means you are a hop and a skip away from some stunning riverside walks. For those who commute, the Bay Gateway is minutes away which means so is easy access to Heysham or M6 Junction 34. Whilst there are many amenities in the immediate neighbourhood including a shop, a petrol station and several supermarkets, Lancaster itself is a mere two miles away. With that comes the Royal Lancaster Infirmary, some superb schooling including both boys and girl grammar school options and both the University of Cumbria Lancaster Campus and Lancaster University itself. There are a wealth of high street shops, bars and restaurants as well as prominent features such as the Castle, the Priory and the Ashton Memorial at Williamson Park. Contact our office as soon as possible to arrange your internal inspection.



## Ground Floor

### Entrance Hallway

Accessible from the uPVC double glazed front door with leaded inset. This wide and welcoming hallway offers stairs to the first floor with under stairs storage, a double panel radiator, a fitted smoke alarm, a ceiling light point and electricity points.

### Dining room

**8'1" x 11'1". (2.47 x 3.4. )**

A versatile reception room with uPVC double glazed windows to the front and side, with views of the River Lune. Further features include a double panel radiator, a ceiling light point and ceiling downlights as well as electricity points.

### Lounge

**11'8" x 19'5" (3.56 x 5.93)**

A tastefully appointed lounge with a uPVC double glazed window to the front with a further view of the River Lune. There are patio doors to the rear elevation accessing the garden as well as two double panel radiators, hardwood flooring, ceiling spotlighting, a coal effect gas fire with composite hearth and surround and electricity points.

### WC

**2'11" x 4'5" (0.89m x 1.35m )**

A handy ground floor facility comprising a low flush WC and a pedestal wash hand basin with vanity mirror and tiled splashbacks. The room is completed by the ceiling spotlights, a heated towel rail, and a uPVC double glazed window to the rear.

### Kitchen/Diner.

**20'2" x 16'4" to the widest points. (6.17 x 5.00 to the widest points. )**

A breathtaking space comprising a stylish contemporary fitted kitchen with wall and base units with composite worktop surfaces and inset one and a half bowl sink and drainer, a built in double oven with a separate Neff induction hob, an integrated dishwasher, breakfast bar and space for a fridge freezer. Additional features include uPVC patio doors to the rear garden, ceiling spot and downlighting and electricity points.

### Utility room

**5'8" x 8'5". (1.75 x 2.58. )**

With stand up and base units with a feature circular sink, a

uPVC double glazed window to side with views of the River Lune, a uPVC door to the rear, ceiling spotlights and electricity points.

## First Floor

### Landing

The landing has ceiling spotlighting, a double panel radiator and an electricity point.

### Master Bedroom

**10'1" x 13'0" (to the front of the wardrobes). (3.08 x 3.97 (to the front of the wardrobes).)**

A beautiful master suite comprising a uPVC double glazed window to the front with a view of the River Lune, a range of fitted wardrobes, a single panel radiator, ceiling spotlights, and electricity points.

### Ensuite

**6'3" x 6'7" ( 1.92 x 2.01)**

With a walk-in shower, a low flush WC, a vanity wash hand basin, a mirrored vanity cupboard and airing cupboard. Furthermore there are ceiling spotlights and a uPVC double glazed window to the front.

### Bedroom Two

**12'1" x 9'3" at widest points (3.7 x 2.82 at widest points)**

With a uPVC double glazed window to the rear, a double panel radiator, ceiling spotlights and electricity points.

### Bathroom

**11'3" x 5'4" (3.45 x 1.63 )**

A four-piece contemporary suite comprising a walk-in shower, a vanity wash hand basin, panel bath, and a low flush WC. This is complemented by a heated towel rail, ceiling spotlights, and a uPVC double glazed window to the rear.

### Bedroom Three

**15'10" x 10'5" to the widest points (4.85 x 3.2 to the widest points )**

With a Velux Window to the side elevation, ceiling down lighting, a double panel radiator, fitted wardrobes and electricity points.

### Bedroom Four

**10'5" x 9'1" (3.2 x 2.78 )**

With a uPVC double glazed window to the side, ceiling downlighting, a walk-in wardrobe, a double panel radiator and electricity points.

## Bedroom Five

**8'4" x 11'10" (2.55 x 3.62 )**

With uPVC double glazed windows to the front and side with yet more river views, a double panel radiator, ceiling spotlights and electricity points.

## Externally

The property has a driveway for several vehicles and a double garage, half of which has been turned into additional utility space (an easy option to revert back if needed). There is an enclosed garden with lawn area and shrub and flowerbed borders. To the front is an open corner plot laid to lawn.







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>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(21-34) <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

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